

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shawan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing seeking an extension of the period of time authorized for the utilization of a special exception. The special exception was originally granted in case No. 89-403-XA. By my Order in the within case, the Special Hearing was likewise granted, thereby authorizing an extension of the special exception.

Following the issuance of my Order on August 10, 1992, counsel for the Petitioner advised that the Petition had erroneously not designated a specific time frame for the requested extension. Further, a review of my Order reveals that there is no time frame for said extension therein. In accordance with the Baltimore County Zoning Regulations (B.C.Z.R.), the Petition for Special Hearing may be extended for a period not to exceed three (3) years. The evidence and testimony presented was that an extension of that length is warranted. Therefore, my Order shall be amended to reflect that length of said extension.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 27th day of August, 1992 that the Order rendered on August 10, 1992 in this case be and is hereby amended to approve the extension of the time authorized for the utilization of the special

exception for an automotive service station granted in case No. 89-403-XA for a period of three (3) years from the date of said Order; and,

IT IS FURTHER ORDERED that the terms of the Findings of Fact and Conclusions of Law and Order issued on August 10, 1992 are hereby readopted and incorporated herein as if fully set forth; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 21, 1992

Scott Barhight, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Petition for Special Hearing
Case No. 92-505-SPH
Amoco Oil Company

Dear Mr. Barhight:

In response to your letter dated August 17, 1992, please find enclosed my Amended Order. This Order reflects that the extension of the requested special exception shall be for a period of three years from the date of my initial Order. Therefore, I believe this resolves your concerns and corrects the omission within the Petition and my prior decision.

Please call me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shawan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Mastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

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By Dr. Hark

County Board of Appeals. Again, approval of the Petition granted. Subsequent appeals to the Circuit Court of Maryland for Baltimore County and the Court of Special Appeals of Maryland resulted in an affirmation of the approval of the Petition.

Further testimony was that, partly as a result of the duration of these appeals, construction had not commenced. The Petitioner also noted that additional engineering and site plan work was necessary and that all of these factors combined to delay the development of the subject site. Specifically, the Petitioner noted the potential widening of the York Road and Shawan Road right-of-ways by the State Highway Administration, as well as alteration of the storm water management and sewer extensions for this site. These factors, some of which remain unresolved, have delayed the Petitioner's development of the property.

In presenting the plan, it is noted that same is identical to the previously approved plan, except for several minor changes. These include; (1) the revised sewer extension hookup which will serve the subject site; (2) the revised storm water system which shows a tie-in to the existing system in York Road; (3) the addition of a zoning history comment outlining the Board of Appeals' findings in case No. 89-403-XA and (4) the additional note indicating C.R.G. approval.

In considering the request before me, it is to be noted that the subject petition seeks only an extension of the special exception previously approved. No additional construction or alteration of the original site plan is proposed except as set forth above. The original special exception approval will expire on September 25, 1992 unless utilized or extended, pursuant to Section 502.3 of the B.C.Z.R. In my view, the Petitioner has met his burden to justify an extension of the special exception. The rea-

-2-

sons offered by the Petitioner to justify the extension are well founded and largely based on considerations beyond its control. In my view, the special hearing should be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August, 1992 that, pursuant to the Petition for Special Hearing, approval of an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA, and under Section 502.3 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 7, 1992

G. Scott Barhight, Esquire
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
Court Towers
Towson, Maryland 21204

RE: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Ms. Bette Griffin
Ms. Sarah Adams



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 11400 York Road, Baltimore County, MD

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station (89-403-XA) pursuant to Section 502.3.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:

Type or Print Name

Signature

Address

City

State

Zip

Attorney for Petitioner:

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue
Suite 500
Towson, Maryland 21204
(410) 832-2000

With its necessary deceders and affies, under the penalties of perjury, that true are the legal owners of the property which is the subject of this Petition.

Legal Owner(s)

AMOCO OIL COMPANY

By: *Charles T. Bogdanowicz*
Charles T. Bogdanowicz

Type or Print Name

Signature

14520 Green Road

Baldwin, MD 21013

City

State

Zip

Name, address and phone number of legal owner, contract purchaser or representative to be contacted.

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Ave., Suite 500
Towson, MD 21204 (410) 832-2000

ESTIMATED LENGTH OF HEARING

minutes for Hearing

the following date

ALL

RECEIVED BY

DATE

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

538

RECEIVED
AUG 21 1992
ZONING COMMISSIONER

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 113, Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Schmidt:

Thank you for your Order dated August 10, 1992 regarding the above-referenced matter. In reviewing the Order, I realized that the Petition for Special Hearing did not request a specific period of time for the extension. As we discussed during our August 14, 1992 telephone conversation, the file should document the 3 year extension granted.

Therefore, I respectfully request that you take such further action as you deem appropriate to document the time period of the extension. If I can be of any assistance, or if you are in need of any additional information, please feel free to contact me.

Sincerely,

G. Scott Barnight

GSB/slr
cc: Sandra Wineinger, Esquire
Charles T. Bogdanowicz, P.E.
Robert Haynie, A.E.
Priscilla C. Caskey, Esquire

PLEASE PRINT CLEARLY

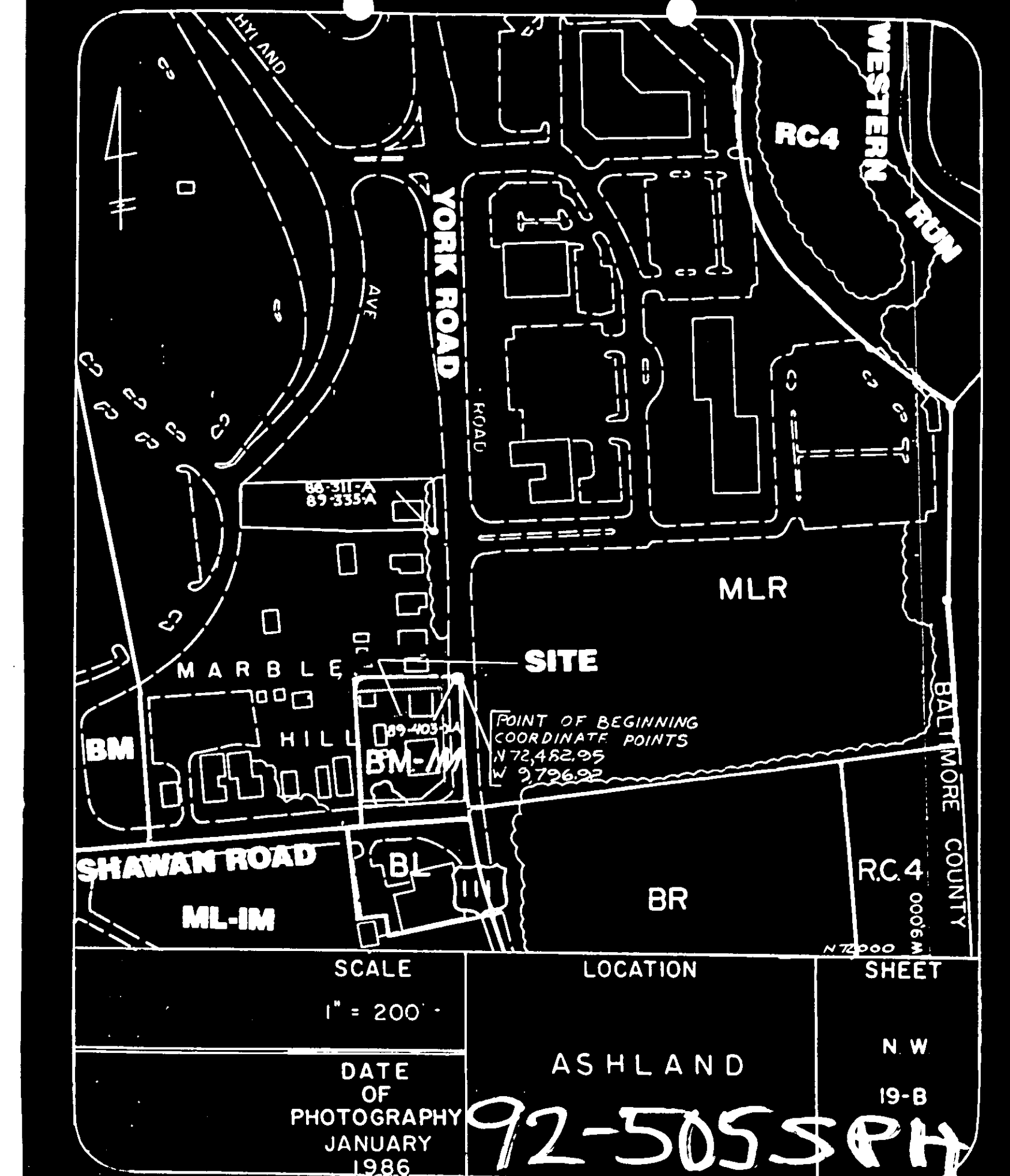
PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
CHARLES T. BOGDANSKI	14520 GREEN RD 21013
ROBERT HAVLIK	7003 ARION AVE. 21234
JOHN J. HARRIS SPERRY	14520 GREEN RD 21013
GEOFF RICHLEY	500 GOLF TRAIL 210 W. PINE AVE. JENN 21047

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

	<u>NAME</u>	<u>ADDRESS</u>
Interested Party	Betty Griffin	11418-11420 York Rd
	SARAH ADAMS (-neighbor)	11424 YORK RD 21030



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IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shawan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing seeking an extension of the period of time authorized for the utilization of a special exception. The special exception was originally granted in case No. 89-403-XA. By my Order in the within case, the Special Hearing was likewise granted, thereby authorizing an extension of the special exception.

Following the issuance of my Order on August 10, 1992, counsel for the Petitioner advised that the Petition had erroneously not designated a specific time frame for the requested extension. Further, a review of my Order reveals that there is no time frame for said extension therein. In accordance with the Baltimore County Zoning Regulations (B.C.Z.R.), the Petition for Special Hearing may be extended for a period not to exceed three (3) years. The evidence and testimony presented was that an extension of that length is warranted. Therefore, my Order shall be amended to reflect that length of said extension.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 27th day of August, 1992 that the Order rendered on August 10, 1992 in this case be and is hereby amended to approve the extension of the time authorized for the utilization of the special

exception for an automotive service station granted in case No. 89-403-XA for a period of three (3) years from the date of said Order; and,

IT IS FURTHER ORDERED that the terms of the Findings of Fact and Conclusions of Law and Order issued on August 10, 1992 are hereby readopted and incorporated herein as if fully set forth; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

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Date 8/27/92
By Dr. Hark

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 21, 1992

Scott Barhight, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Petition for Special Hearing
Case No. 92-505-SPH
Amoco Oil Company

Dear Mr. Barhight:

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Please call me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shawan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
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This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Mastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

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By Dr. Hark

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Further testimony was that, partly as a result of the duration of these appeals, construction had not commenced. The Petitioner also noted that additional engineering and site plan work was necessary and that all of these factors combined to delay the development of the subject site. Specifically, the Petitioner noted the potential widening of the York Road and Shawan Road right-of-ways by the State Highway Administration, as well as alteration of the storm water management and sewer extensions for this site. These factors, some of which remain unresolved, have delayed the Petitioner's development of the property.

In presenting the plan, it is noted that same is identical to the previously approved plan, except for several minor changes. These include; (1) the revised sewer extension hookup which will serve the subject site; (2) the revised storm water system which shows a tie-in to the existing system in York Road; (3) the addition of a zoning history comment outlining the Board of Appeals' findings in case No. 89-403-XA and (4) the additional note indicating C.R.G. approval.

In considering the request before me, it is to be noted that the subject petition seeks only an extension of the special exception previously approved. No additional construction or alteration of the original site plan is proposed except as set forth above. The original special exception approval will expire on September 25, 1992 unless utilized or extended, pursuant to Section 502.3 of the B.C.Z.R. In my view, the Petitioner has met his burden to justify an extension of the special exception. The rea-

-2-

sons offered by the Petitioner to justify the extension are well founded and largely based on considerations beyond its control. In my view, the special hearing should be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August, 1992 that, pursuant to the Petition for Special Hearing, approval of an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA, and under Section 502.3 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 7, 1992

G. Scott Barhight, Esquire
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
Court Towers
Towson, Maryland 21204

RE: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Ms. Bette Griffin
Ms. Sarah Adams



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 11400 York Road, Baltimore County, MD

which is presently zoned BM-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station (89-403-XA) pursuant to Section 502.3.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Owner:

Type or Print Name

Signature

Address

City

State

Zip

Attorney for Petitioner:

G. Scott Barhight, Esquire

Whiteford, Taylor & Preston

210 W. Pennsylvania Avenue

Suite 500

Towson, Maryland 21204

(410) 832-2000

With its necessary deceders and affies, under the penalties of perjury, that true are the legal owners of the property which is the subject of this Petition.

Legal Owner(s)

AMOCO OIL COMPANY

By: *Charles T. Bogdanowicz*

Charles T. Bogdanowicz

Type or Print Name

Signature

Address

14520 Green Road

Baldwin, MD 21013

City

State

Zip

Phone No.

G. Scott Barhight, Esquire

Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., Suite 500

Towson, MD 21204 (410) 832-2000

ESTIMATED LENGTH OF HEARING

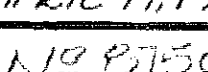
the following date

ALL

RECEIVED BY

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

538



AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT

BEGINNING FOR THE SAME at a point in the centerline of York Road (Maryland Route 45) and in line with the South side of 20' road or avenue along the first or North 80 degrees 48 minutes 04 seconds West 175.25 foot line of land wh. n by Deed dated June 15, 1978 and recorded among the Land Records of Baltimore County in Liber 5900, page 513 was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran; thence running from said point of beginning and binding along the centerline of York Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 00 degrees 59 minutes 45 seconds East 213.21 feet to a point in line with the former centerline of Shawan Road; thence leaving York Road and binding along said centerline of Shawan Road South 85 degrees 01 minutes 43 seconds West 164.94 feet; thence leaving Shawan Road and binding along the East side of another 20 foot road or avenue North 03 degrees 43 minutes 02 seconds West 220.00 feet to intersect the South side of the beforementioned 20 foot road or avenue; thence binding thereon North 87 degrees 24 minutes 13 seconds East 175.06 feet to the point of beginning; containing 0.844 acres more or less.

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312

538

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT
PAGE 2

BEING all of the land which by the hereinmentioned Deed dated June 15, 1978 and recorded in Liber 5900, page 513, was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran.

9/14/87



538

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: East Date of Posting: July 13, 1992
Posted for: Special Hearing
Petitioner: Amoco Oil Company
Location of property: W/S York Road, N.W. Shawan Road
11400 York Road
Location of Sign: N.W. Corner of Shawan Road and York Road
Remarks: _____
Posted by: S. J. Grata Date of return: July 13, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/17, 1992
THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/14, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

\$161.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Date: _____ Account: R 001-6150
Number: _____
PUBLIC HEARING FEE: _____
040 SPECIAL HEARING FEE: _____
LAST NAME OF PROPERTY OWNER: _____
Please Make Check Payable To: Baltimore County
Cashier Validation: _____

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Date: _____ Account: R 001-6150
Number: 92-505
PUBLIC HEARING FEE: _____
040 SPECIAL HEARING FEE: _____
LAST NAME OF PROPERTY OWNER: _____
Please Make Check Payable To: Baltimore County
Cashier Validation: _____

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: _____

Amoco Oil Company
14520 Green Road
Beltsville, MD 21013

RE: 92-505-SPH (Item 538)
W/S York Road, N.W. Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Jarbo

ARNOLD JARBO
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-505-SPH (Item 538)
W/S York Road, N.W. Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Special Hearing to approve an extension of the period of time authorized for the utilization of a special exception of an automotive service station (409-403-1A)

Lawrence E. Schmidt

Zoning Commissioner of
Baltimore County

cc: Amoco Oil Company
G. Scott Barhight, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 20, 1992

(410) 887-3353

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Item No. 538, Case No. 92-505-SPH
Petitioner: Amoco Oil Company
Petition for Special Hearing

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of June, 1992

Carl J. Jarbo
ARNOLD JARBO
DIRECTOR

Received By:
W. Carl Ribarsky Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Amoco Oil Company, et al
Petitioner's Attorney: G. Scott Barhight

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/13/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 *NC*
✓ Mark M. Dunn And Darlene Dunn 534 *NC*
DED DEPRM RP STP TE
✓ Philip E. English And Deborah B. English 535 *NC*
DED DEPRM RP STP TE
✓ Clark F. And Ann S. MacKenzie 536 *NC*
DED DEPRM RP STP TE
✓ Charles J. And E. Mae Sinay 537 *NC*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *NC*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *NC*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *NC*
DED DEPRM RP STP TE
✓ W. Claymore And Carol H. Sieck 541 *NC*
DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: July 8, 1992
SUBJECT: Amoco Oil Company

INFORMATION:
Item Number: 538
Petitioner: Amoco Oil Company
Property Size: 11400 York Road
Zoning: BM-1M
Requested Action: Special Hearing
Hearing Date: 7/1/92

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station.
The Office of Planning and Zoning has no comment on this request so long as this plan is in conformance with the previously approved plan.

Prepared by: *Francis Smiley*
Division Chief: *Eric Myland*
FM:rdn

338.ZAC/ZAC1

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DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/10/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 *N/C* 7-6-92
DED DEPRM RP STP TE
✓ Mark M. Dunn And Darlene Dunn 534 *N/C*
DED DEPRM RP STP TE
✓ Philip E. English And Deborah B. English 535 *N/C*
DED DEPRM RP STP TE
✓ Clark F. And Ann S. MacKenzie 536 *N/C*
DED DEPRM RP STP TE
✓ Charles J. And E. Mae Sinay 537 *N/C*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *N/C*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *N/C*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *N/C*
DED DEPRM RP STP TE
W. Claymore And Carol H. Sieck 541 *W/C*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 10

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/13/92*

Project Name: Clark F. And Ann S. MacKenzie
File Number: 536
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 7-6-92 *W/C*

DED DEPRM RP STP TE
Charles J. And E. Mae Sinay 537 *improves comments*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *improves*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *No comments*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *No comments*
DED DEPRM RP STP TE
W. Claymore And Carol H. Sieck 541 *in process*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
JULY 13, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AMOCO OIL COMPANY
Location: #11400 YORK ROAD
Item No.: +538 (LJG) Zoning Agenda: JULY 6, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. [Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

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Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/14/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 *No Comments*
DED DEPRM RP STP TE
✓ Mark M. Dunn And Darlene Dunn 534 *No Comments*
DED DEPRM RP STP TE
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DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *No Comments*
DED DEPRM RP STP TE
✓ W. Claymore And Carol H. Sieck 541 *No Comments*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 361-4400

WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000
FAX: 301-832-2015

G. SCOTT BARHIGHT
DIRECTOR
301-832-2000

October 14, 1992

DELIVERY BY HAND
Mr. Arnold F. Keller, III
Deputy Director
Office of Planning & Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding Issue No. 3-141.

The subject property needs to be downzoned from MLR to BM-1M in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and CDS to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shavan Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to BM-1M provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shavan Roads, as follows:

1. The exterior convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shavan Roads.

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OFFICE OF
PLANNING & ZONING

Mr. Arnold F. Keller, III
October 14, 1992
Page 2

2. The treatment of the retaining wall parallel to York Road at the western end of the site shall be compatible in color, material and texture with the existing exterior materials utilized by the shopping center at the southeastern intersection of York and Shavan Roads;

3. The landscaping for the site shall be of the same quality as the "final landscape plan" approved for the construction of an Amoco "gas 'n' go" and convenience store facility at York and Shavan Roads.

Thank you for your cooperation and attention to this matter. Amoco is very pleased that we have been able to reach this agreement. Should you have any questions or comments, please feel free to contact me.

Sincerely,
G. Scott Barhight

GSB/slr
cc: The Honorable C.A. Dutch Ruppersberger
P. David Fields, Director, Office of Planning and Zoning
Mr. Charles T. Bogdanowicz, P.E.
Sandra Wineinger, Esquire
Mr. Robert L. Haynie
Priscilla C. Caskey, Esquire

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000
FAX 410-832-2015
August 17, 1992

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 115, Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Schmidt:

Thank you for your Order dated August 10, 1992 regarding the above-referenced matter. In reviewing the Order, I realized that the Petition for Special Hearing did not request a specific period of time for the extension. As we discussed during our August 14, 1992 telephone conversation, the file should document the 3 year extension granted.

Therefore, I respectfully request that you take such further action as you deem appropriate to document the time period of the extension. If I can be of any assistance, or if you are in need of any additional information, please feel free to contact me.

Sincerely,
G. Scott Barhight
G. Scott Barhight

GSB/slr
cc: Sandra Wineinger, Esquire
Charles T. Bogdanowicz, P.E.
Robert Haynie, A.E.
Priscilla C. Caskey, Esquire

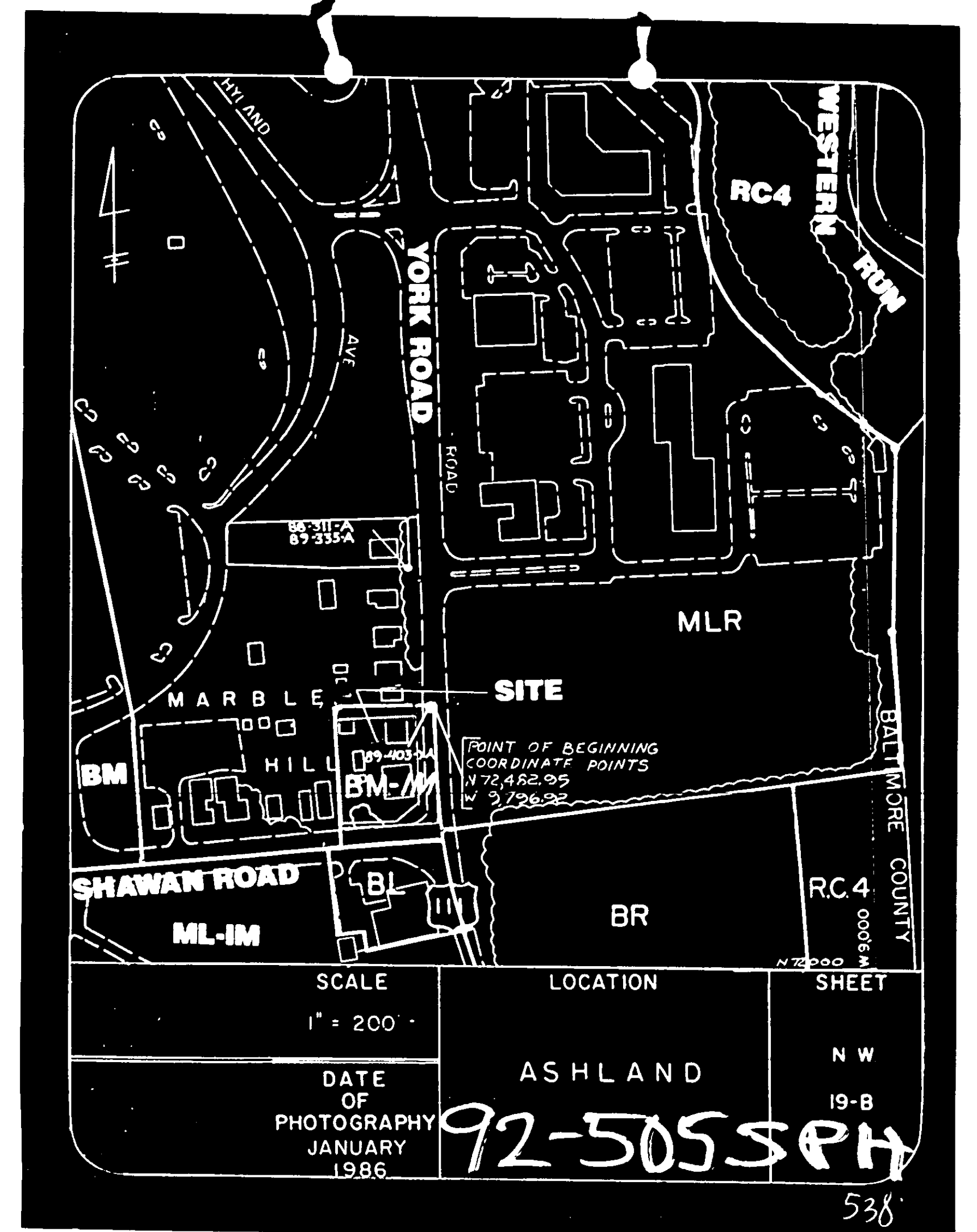


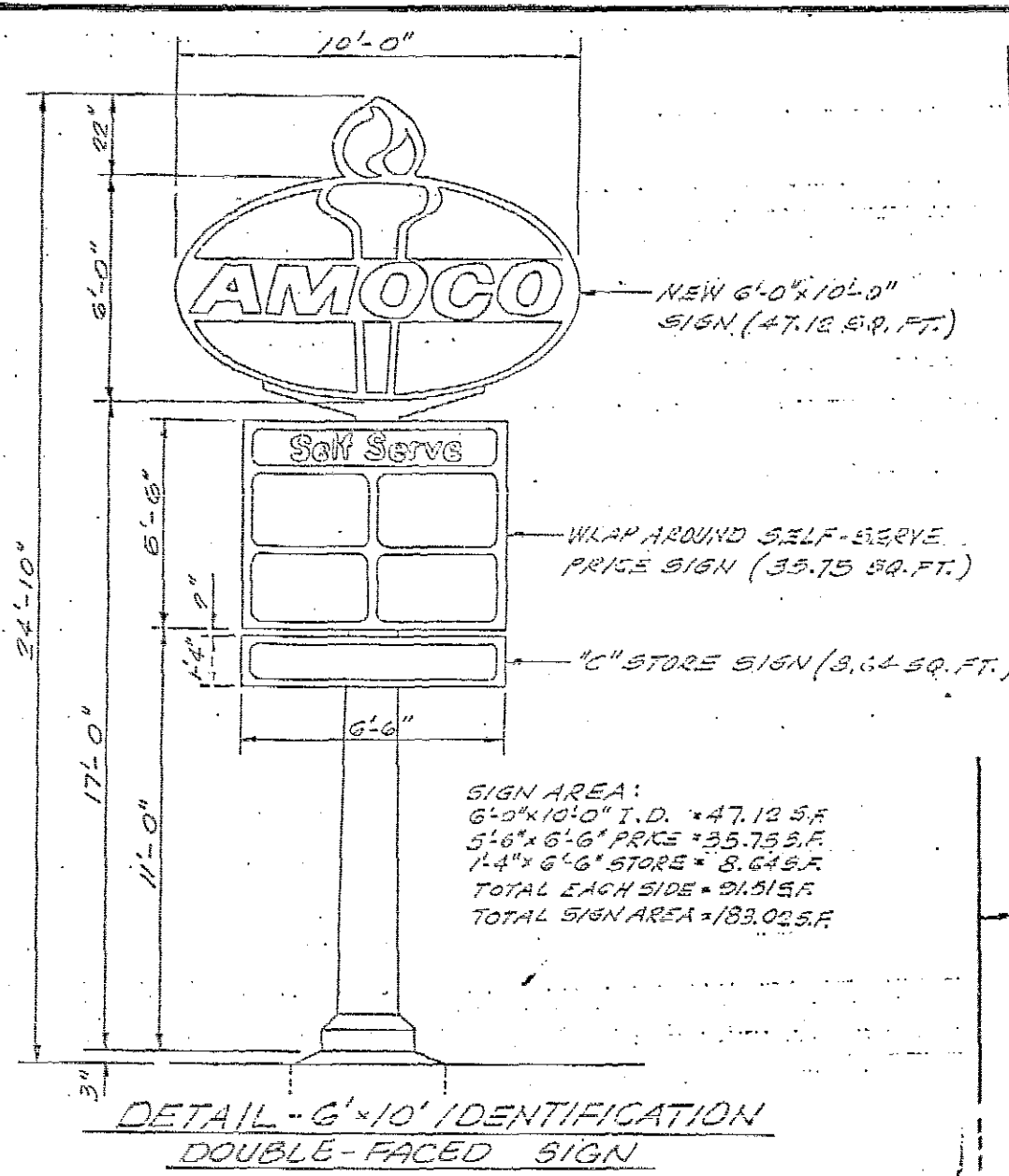
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
CHARLES T. BOGDANOWICZ	14520 GREEN RD 21013
ROBERT HAYNIE	7003 ARION AVE 21234
SCOTT BARHIGHT	500 GUT TOWERS
SCOTT BARHIGHT	500 Gut Towers, 210 W. Pen. Av., Towson 21204

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Bethy Griffin	11415-11420 York Rd
SARAH ADAMS	11424 YORK RD 41030
(neighbor)	





ULTIMATE R/W 110'±

REMOVE EXIST. TREES DAMAGED BY CONSTRUCTION & REPLACE WITH 2 1/2" MINOR DECIDUOUS TREES.

SHAWAN ROAD

ROAD

EM-1M ZONE OFFICE USE

2 STY. FRM. DWLG.

PORCH

EX. CONC. ISLAND

ABANDON EX. 12" DR. & INLETS, INSTALL NEW DRAIN AS APPROVED BY M.S.H.A. NEW INLETS TO BE "WR" COMB.

TEMPORARY ENTRANCE (BY OTHERS UNDER CONSTRUCTION)

PROF. 8'x7'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

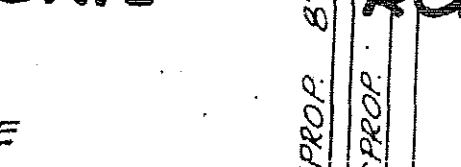
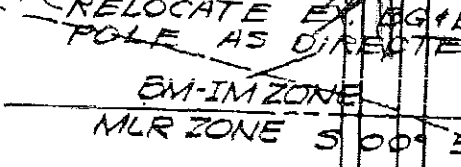
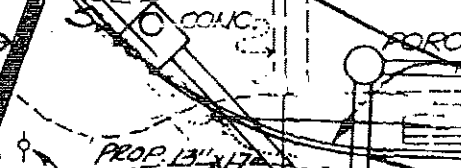
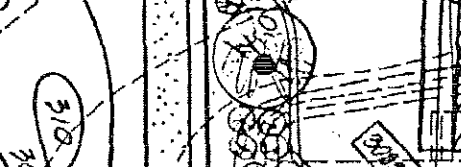
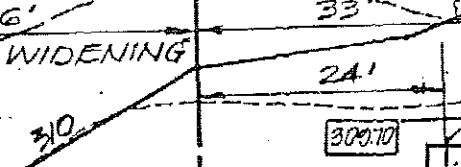
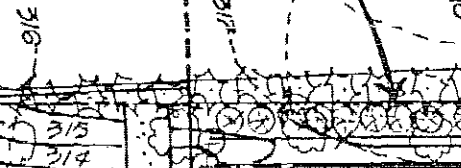
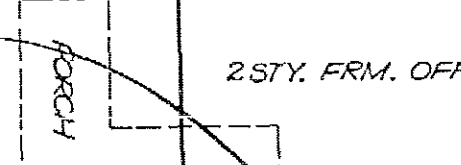
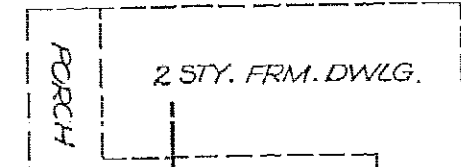
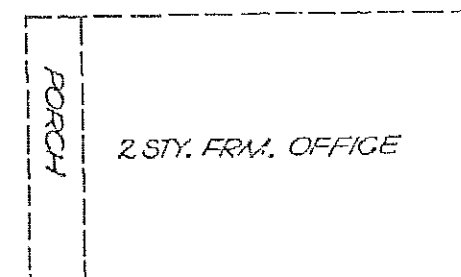
PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'

PROF. 24'x12'



MLR ZONE OFFICE USE

ONE SHAWAN PLACE 6400/0147

PROVIDE EVERGREEN TREES BETWEEN DECIDUOUS TREES IN ACCORDANCE WITH LANDSCAPE PLAN.

EXIST. EVERGREEN SCREENING TO REMAIN

PROF. 6' HIGH BOARD-ON-BOARD FENCE

PROF. RETAINING WALL

PROF. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

PROF. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

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PROF. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

TYPICAL FLOOR PLAN

NOTE: GROSS AREA IS USED FOR PARKING REQ. "C" STORE AREA IS USED FOR LOT AREA REQ.

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LOT AREA REQUIREMENTS (SEC. 405.4-A.1.)

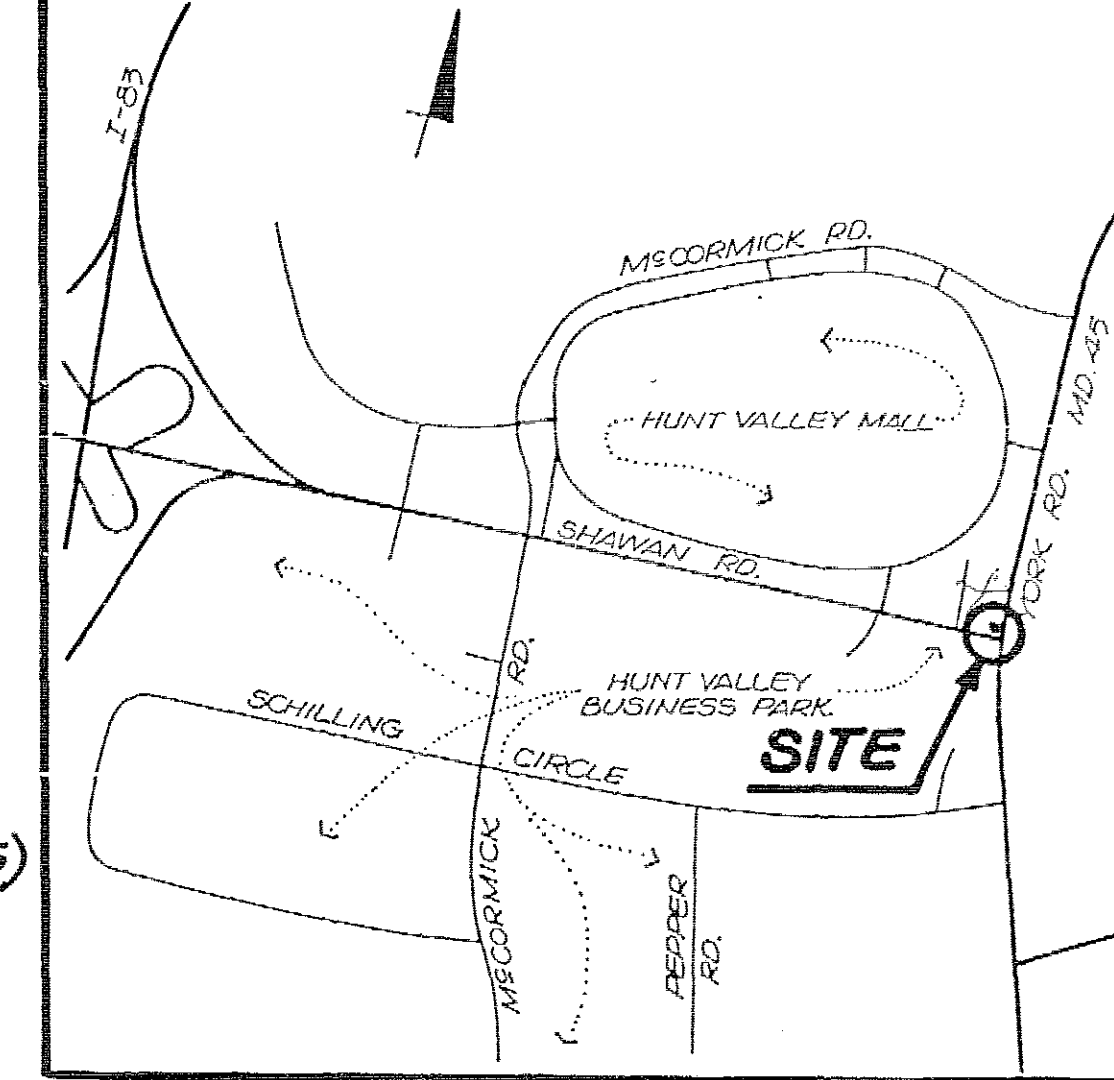
8 FUEL SERVICING PUMPS X 1,500 = 12,000 S.F. (USE 15,000 S.F. MIN.)
CONVENIENCE STORE 24' X 24' X 2' = 2,304 S.F.
TOTAL SITE AREA REQUIRED = 17,304 S.F.
TOTAL SITE AREA PROVIDED = 26,402 S.F. (EXIST.)
" " " " = 18,208 S.F. (ULT.)
" " " " = 30' (MIN.)
" " " " = 194' (EXIST.)
" " " " = 160' (ULT.)

SETBACK REQUIREMENTS (SEC. 405.4-A.2.)

MAIN BUILDING = 25' FROM R/W, 60' FROM E
CANOPY = 10' " " " 35' " "
GASOLINE PUMP = 15' " " " 40' " "
SIGN = 6' " " " 31' " "

MINIMUM SETBACKS PROVIDED (MD. RTE. 45)

MAIN BUILDING = 65' FROM R/W, 95' FROM E (EXIST.)
" " " " = 35' " " " 95' " " (ULT.)
CANOPY = 60' " " " 94' " " (EXIST.)
" " " " = 24' " " " 94' " " (ULT.)
GASOLINE PUMP = 66' " " " 98' " " (EXIST.)
" " " " = 39' " " " 98' " " (ULT.)
SIGN = 33' " " " 66' " " (EXIST.)
" " " " = 6' " " " 66' " " (ULT.)



LOCATION MAP

SCALE: 1" = 1,000'

GENERAL NOTES

1. AREA OF PROPERTY 0.606 AC.± (GROSS) 0.418 AC.± (NET)
2. EXISTING ZONE: EM-1M
3. PROPOSED ZONE: EM-1M WITH SPECIAL EXCEPTION FOR AUTOMOBILE SERVICE STATION, CONVENIENCE STORE, AND A VARIANCE FOR THE SIGN AREA
4. EXISTING USE: VACANT (FORMERLY RETAIL)
5. PROPOSED USE: AUTOMOBILE SERVICE STA. (GAS & OIL ONLY) & CONVENIENCE STORE.
6. LIGHTING SHALL BE A MAXIMUM OF 12' HIGH PERIMETER LIGHTS DIRECTED DOWNWARD INTO THE SITE.
7. LANDSCAPING SHALL BE IN ACCORDANCE WITH FINAL APPROVED LANDSCAPE PLAN.
8. CRG PLAN # 89051 FOR THE PROPOSED SERVICE STATION WAS APPROVED ON MARCH 23, 1989 AND WAS GRANTED A PLAN EXTENSION APPROVAL WITH A NEW EXPIRATION DATE OF MARCH 23, 1995.
9. FLOOR AREA RATIO = 0.048 (NET SITE AREA)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED BITUMINOUS PAVING
- PROPOSED CONCRETE
- PROPOSED BOARD-ON-BOARD FENCE
- WAITING CARS
- PARKING CARS
- PROPOSED EVERGREEN SHRUB SCREENING
- PROPOSED MINOR DECIDUOUS TREES
- PROPOSED MAJOR DECIDUOUS TREES
- PROPOSED RETAINING WALL
- PROPOSED CANOPY
- PROPOSED STORMWATER MANAGEMENT
- SIGN LOCATION KEYED TO DETAIL & SCHEMATIC PROFILE

OFF-STREET PARKING:

PARKING REQUIRED @ 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA = 5
PARKING PROVIDED (INCL. 1 H.C.) = 5
MIN. PARKING SPACE 7'1" X 2'1"
ALL PAVED SURFACES ARE BITUMINOUS OR PORTLAND CEMENT CONCRETE.
ON SITE CURB IS 6" H X 6" W. CONCRETE.

SCREENING SHALL MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.

92-505-SPH

PETITIONER'S EXHIBIT No. 1

PLAN SCALE: 1" = 20'

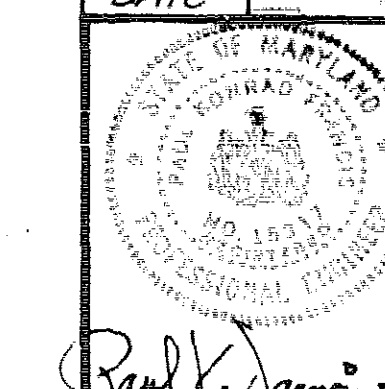
LANDSCAPE REQUIREMENTS

1. LINEAR FEET OF FRONTAGE = 245 L.F.
2. NO. OF TREES REQUIRED @ 1/20 L.F. = 13
3. 6 EXISTING MAJOR DECIDUOUS TREES TO REMAIN AS CREDIT FOR 3 NEW PLANTS
4. 6 NEW MINOR DECIDUOUS TREES
5. 3 NEW MAJOR DECIDUOUS TREES

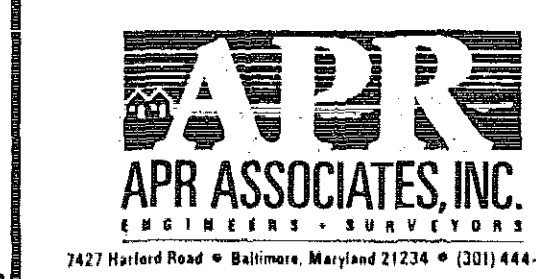
OWNER/APPLICANT

AMOCO OIL COMPANY
% CHARLES T. BOGDANOWICZ
14520 GREEN RD.
BALDWIN, MD. 21013
592-5914
ACCT. NO. 18-00-002681
DEED REF. 7827/129

04-17-92 PLAN EXTENSION APPROVAL	C.O.R.
01-05-93 NO AGREE W/CRG	
DATE	REVISION
	BY



PREPARED BY:



PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING

AMOCO OIL COMPANY
11400 YORK ROAD
ELECT. DIST. NO. 3 BALTIMORE COUNTY, MD.
COUNTY COUNCIL DIST. NO. 3 DATE: APRIL 17, 1992

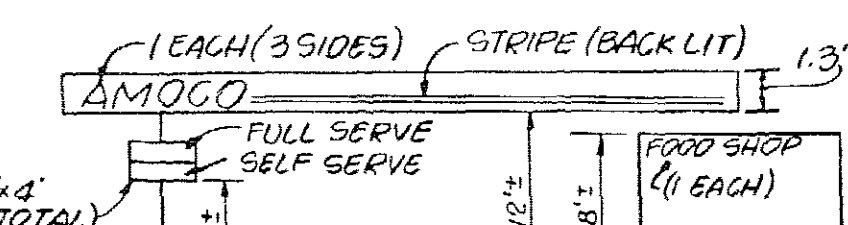
NO. 8756

SIGN NOTES

IN ADDITION TO THE FREE-STANDING I.D. SIGN DETAILED HEREON, THE FOLLOWING SIGNS ARE INCLUDED ON THE SITE:
① = AMOCO - BACK LIT ON CANOPY: 4.5 S.F.
② = FOOD SHOP - BACK LIT ON "C" STORE: 15 S.F.
③ = INFORMATIONAL ON CROSS BAR: 48 S.F.

SCHEMATIC SIGN PROFILE

NO SCALE



IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shewan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing seeking an extension of the period of time authorized for the utilization of a special exception. The special exception was originally granted in case No. 89-403-XA. By my Order in the within case, the Special Hearing was likewise granted, thereby authorizing an extension of the special exception.

Following the issuance of my Order on August 10, 1992, counsel for the Petitioner advised that the Petition had erroneously not designated a specific time frame for the requested extension. Further, a review of my Order reveals that there is no time frame for said extension therein. In accordance with the Baltimore County Zoning Regulations (B.C.Z.R.), the Petition for Special Hearing may be extended for a period not to exceed three (3) years. The evidence and testimony presented was that an extension of that length is warranted. Therefore, my Order shall be amended to reflect that length of said extension.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 27th day of August 1992 that the Order rendered on August 10, 1992 in this case be and is hereby amended to approve the extension of the time authorized for the utilization of the special

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. H. H. H.

exception for an automotive service station granted in case No. 89-403-XA for a period of three (3) years from the date of said Order; and,

IT IS FURTHER ORDERED that the terms of the Findings of Fact and Conclusions of Law and Order issued on August 10, 1992 are hereby readopted and incorporated herein as if fully set forth; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. H. H. H.

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Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 27, 1992

Scott Barhight, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Petition for Special Hearing
Case No. 92-505-SPH
Amoco Oil Company

Dear Mr. Barhight:

In response to your letter dated August 17, 1992, please find enclosed my Amended Order. This Order reflects that the extension of the requested special exception shall be for a period of three years from the date of my initial Order. Therefore, I believe this resolves your concerns and corrects the omission within the Petition and my prior decision.

Please call me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shewan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/Protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Nastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

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By Dr. H. H. H.

County Board of Appeals. Again, approval of the Petition granted. Subsequent appeals to the Circuit Court of Maryland for Baltimore County and the Court of Special Appeals of Maryland resulted in an affirmation of the approval of the Petition.

Further testimony was that, partly as a result of the duration of these appeals, construction had not commenced. The Petitioner also noted that additional engineering and site plan work was necessary and that all of these factors combined to delay the development of the subject site. Specifically, the Petitioner noted the potential widening of the York Road and Shewan Road right-of-ways by the State Highway Administration, as well as alteration of the storm water management and sewer extensions for this site. These factors, some of which remain unresolved, have delayed the Petitioner's development of the property.

In presenting the plan, it is noted that same is identical to the previously approved plan, except for several minor changes. These include; (1) the revised sewer extension hookup which will serve the subject site; (2) the revised storm water system which shows a tie-in to the existing system in York Road; (3) the addition of a zoning history comment outlining the Board of Appeals' findings in case No. 89-403-XA and (4) the additional note indicating C.R.G. approval.

In considering the request before me, it is to be noted that the subject Petition seeks only an extension of the special exception previously approved. No additional construction or alteration of the original site plan is proposed except as set forth above. The original special exception approval will expire on September 25, 1992 unless utilized or extended, pursuant to Section 502.3 of the B.C.Z.R. In my view, the Petitioner has met his burden to justify an extension of the special exception. The re-

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. H. H. H.

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sons offered by the Petitioner to justify the extension are well founded and largely based on considerations beyond its control. In my view, the special hearing should be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August 1992 that, pursuant to the Petition for Special Hearing, approval of an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA, and under Section 502.3 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. H. H. H.

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 7, 1992

G. Scott Barhight, Esquire
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
Court Towers
Towson, Maryland 21204

RE: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Ms. Bette Griffin
Ms. Sarah Adams



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 11400 York Road, Baltimore County, MD
which is presently zoned BM-1M

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

An extension of the period of time authorized for the utilization of a Special Exception for an automotive service station (89-403-XA) pursuant to Section 502.3.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

AMOCO OIL COMPANY

By: Charles T. Bogdanowicz

Signature

Address

City State Zipcode

Signature

14520 Green Road

Baldwin, MD 21013

City State Zipcode

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

G. Scott Barhight, Esquire

Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., Suite 500

Towson, MD 21204 (410) 832-2000

ESTIMATED LENGTH OF HEARING

minutes for hearing

All the following date: 8/27/92 Start Time: 1:00 PM

RECEIVED BY: 6 DATE: 8/27/92

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. H. H. H.

538

92-505-SPH

538
APR
APR ASSOCIATES, INC.
REGISTERED PROFESSIONAL
Alexander P. Rapp, Prof. L.S.
Richard J. Trosky, P.E.
Kurt A. Gaudin, P.E.
Paul A. Hagan
Edward F. Chesapeake Prop. L.S.
Robert L. Hagan

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT

BEGINNING FOR THE SAME at a point in the centerline of York Road (Maryland Route 45) and in line with the South side of 20' road or avenue along the first or North 80 degrees 48 minutes 04 seconds West 175.25 foot line of land which by Deed dated June 15, 1978 and recorded among the Land Records of Baltimore County in Liber 5900, page 513 was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran; thence running from said point of beginning and binding along the centerline of York Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 00 degrees 59 minutes 45 seconds East 213.21 feet to a point in line with the former centerline of Shawan Road; thence leaving York Road and binding along said centerline of Shawan Road South 85 degrees 01 minutes 43 seconds West 164.94 feet; thence leaving Shawan Road and binding along the East side of another 20 foot road or avenue North 03 degrees 43 minutes 02 seconds West 220.00 feet to intersect the South side of the beforementioned 20 foot road or avenue; thence binding thereon North 87 degrees 24 minutes 13 seconds East 175.06 feet to the point of beginning; containing 0.844 acres more or less.

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312

538

92-505-SPH
538

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT
PAGE 2

BEING all of the land which by the hereinmentioned Deed dated June 15, 1978 and recorded in Liber 5900, page 513, was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran.

9/14/87



538

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: South Date of Posting: July 13, 1992
Posted for: Special Hearing
Petitioner: Amoco Oil Company
Location of property: W/S York Road, NWC Shawan Road
11400 York Road
Location of Sign: NW Corner of Shawan Road and York Road
Remarks:
Posted by: S. J. Arata Date of return: July 17, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/17, 1992

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/16, 1992

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$161.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/24/92 Account: R 001-6150
Number:
PUBLIC HEARING FEE: 1 FEE: 1
040 SPECIAL HEARING CHARGE: 1 FEE: 1
LAST NAME OF OWNER: AMOCO FEE: 1

Please Make Checks Payable To: Baltimore County
BA 000151PAC-23-92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/24/92 Account: R 001-6150
Number:
PUBLIC HEARING FEE: 1 FEE: 1
040 SPECIAL HEARING CHARGE: 1 FEE: 1
LAST NAME OF OWNER: AMOCO FEE: 1

BA 000151PAC-23-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: _____

Amoco Oil Company
14520 Green Road
Baldwin, MD 21013

RE:

92-505-SPH (Item 538)
W/S York Road, NWC Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is requested.

Carl J. Jahn

ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-505-SPH (Item 538)
W/S York Road, NWC Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Special Hearing to approve an extension of the period of time authorized for the utilization of a special exception of an automotive service station (889-603-1A)

Lawrence E. Schick
Lawrence E. Schick

Zoning Commissioner of
Baltimore County

cc: Amoco Oil Company
G. Scott Barhight, Esq.

NOTE: HEARINGS ARE UNRESERVED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 20, 1992

(410) 887-3353

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Item No. 538, Case No. 92-505-SPH
Petitioner: Amoco Oil Company
Petition for Special Hearing

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of June, 1992

Carl J. Jahn
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Amoco Oil Company, et al
Petitioner's Attorney: G. Scott Barhight

7/14/92
7/10/92
DPM/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 7/13/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 NC
✓ Mark M. Dunn And Darlene Dunn 534 NC
✓ Philip E. English And Deborah B. English 535 NC
✓ Clark F. And Ann S. MacKenzie 536 NC
✓ Charles J. And E. Mae Sinay 537 NC
✓ Amoco Oil Company 538 NC
✓ John And Judy Hasler 539 NC
✓ Paul J. And Marlene A. Leono 540 NC
✓ W. Claymore And Carol H. Sieck 541 NC

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: July 8, 1992
SUBJECT: Amoco Oil Company

INFORMATION:
Item Number: 538
Petitioner: Amoco Oil Company
Property Size: 11400 York Road
Zoning: RM-1M
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station.
The Office of Planning and Zoning has no comment on this request so long as this plan is in conformance with the previously approved plan.
Prepared by: Francis Marney
Division Chief: Eric McDaniel
PM:dm

538.ZAC/ZAC1

RECEIVED
JUL 14 1992
ZONING OFFICE

7/14/92
07/10/92
DPM/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 7/10/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 N/C 7-6-92
✓ Mark M. Dunn And Darlene Dunn 534 N/C
✓ Philip E. English And Deborah B. English 535 N/C
✓ Clark F. And Ann S. MacKenzie 536 N/C
✓ Charles J. And E. Mae Sinay 537 N/C
✓ Amoco Oil Company 538 N/C
✓ John And Judy Hasler 539 N/C
✓ Paul J. And Marlene A. Leono 540 N/C
✓ W. Claymore And Carol H. Sieck 541 W/C

COUNT 9
FINAL TOTALS
COUNT 10

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature _____ Date 7/13/92

Project Name: Clark F. And Ann S. MacKenzie
File Number: 536
Zoning Issue: 7-6-92 W/C
Meeting Date: Improves
DED DEPRM RP STP TE Charles J. And E. Mae Sinay 537
DED DEPRM RP STP TE Amoco Oil Company 538
DED DEPRM RP STP TE John And Judy Hasler 539
DED DEPRM RP STP TE Paul J. And Marlene A. Leono 540
DED DEPRM RP STP TE W. Claymore And Carol H. Sieck 541
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

Baltimore County Government
Fire Department
7/14/92 6:10-92
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
JULY 13, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AMOCO OIL COMPANY
Location: #11400 YORK ROAD
Item No.: +538 (LJC) Zoning Agenda: JULY 6, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: _____ Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 7/14/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 No Comments
✓ Mark M. Dunn And Darlene Dunn 534 No Comments
✓ Philip E. English And Deborah B. English 535 No Comments
✓ Clark F. And Ann S. MacKenzie 536 No Comments
✓ Charles J. And E. Mae Sinay 537 No Comments
✓ Amoco Oil Company 538 No Comments
✓ John And Judy Hasler 539 No Comments
✓ Paul J. And Marlene A. Leono 540 No Comments
✓ W. Claymore And Carol H. Sieck 541 No Comments

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000
FAX: 301-832-2015

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301-341-0100

G. SCOTT BARNHIGHT
DIRECT NUMBER
301-832-2015

October 14, 1992

DELIVERY BY HAND
Mr. Arnold F. Keller, III
Deputy Director
Office of Planning & Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding issue No. 3-141.

The subject property needs to be downzoned from MLR to RM-1M in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and C&G to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shavano Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to RM-1M provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shavano Roads, as follows:

1. The exterior the convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shavano Roads;

RECEIVED
OCT 14 1992
OFFICE OF
PLANNING & ZONING

Mr. Arnold F. Keller, III
October 14, 1992
Page 2

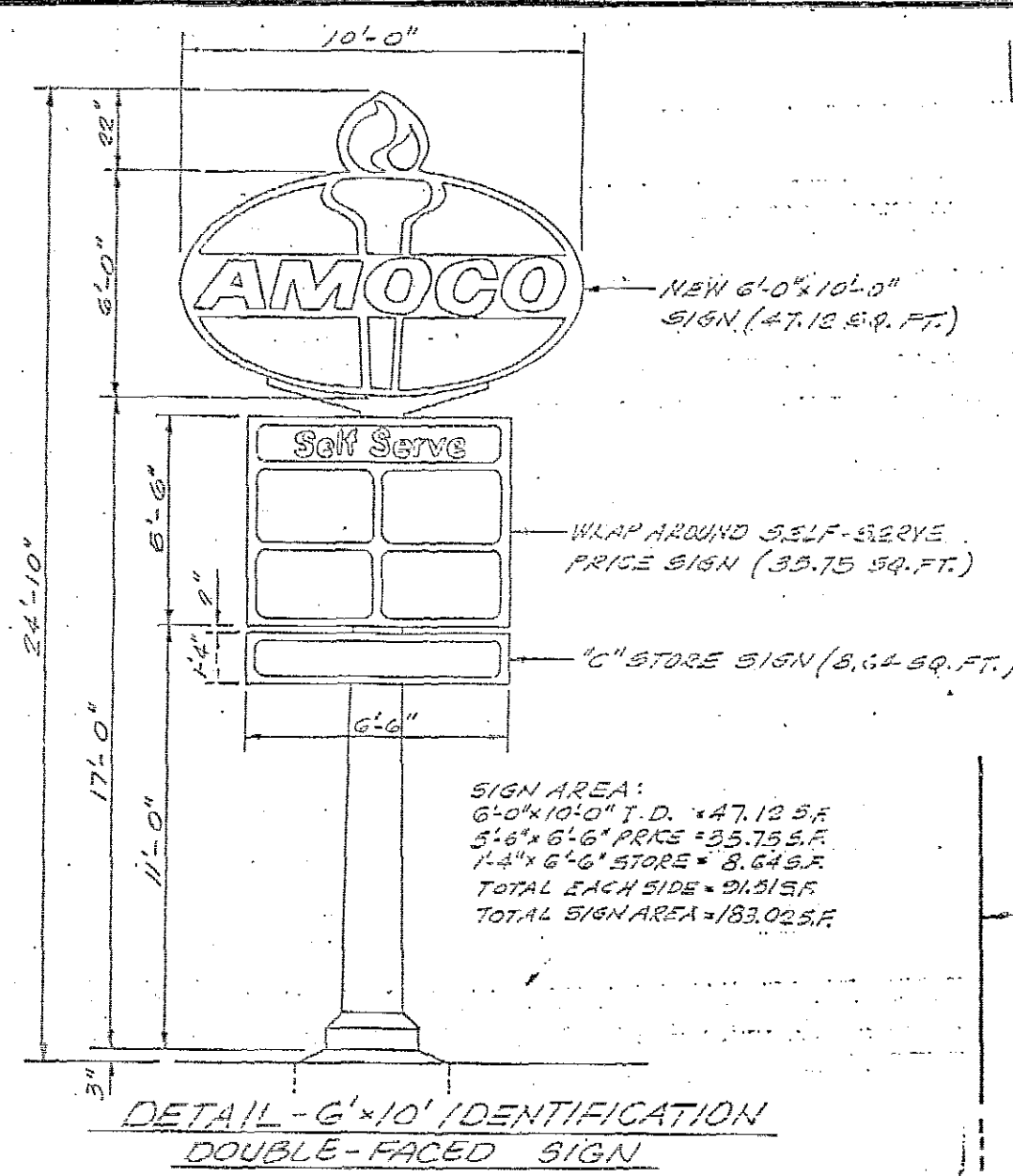
2. The treatment of the retaining wall parallel to York Road at the western end of the site shall be compatible in color, material and texture with the existing exterior materials utilized by the shopping center at the southeastern intersection of York and Shavano Roads;

3. The landscaping for the site shall be of the same quality as the "final landscape plan" approved for the construction of an Amoco "gas 'n' go" and convenience store facility at York and Shavano Roads.

Thank you for your cooperation and attention to this matter. Amoco is very pleased that we have been able to reach this agreement. Should you have any questions or comments, please feel free to contact me.

Sincerely,
G. Scott Barnhight

GSB/slr
cc: The Honorable C.A. Dutch Ruppersberger
P. David Fields, Director, Office of Planning and Zoning
Mr. Charles T. Bogdanowicz, P.E.
Sandra Wineinger, Esquire
Mr. Robert L. Haynie
Priscilla C. Caskey, Esquire



ULTIMATE R/W 116'±

REMOVE EXIST. TREES DAMAGED BY CONSTRUCTION & REPLACE WITH 2 1/2" MINOR DECIDUOUS TREES.

ULTIMATE PAVING: 60'

SHAWAN ROAD

EX. PAVING

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

EX. CONC.

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EX. CONC.

EX. CONC.

EX. CONC.

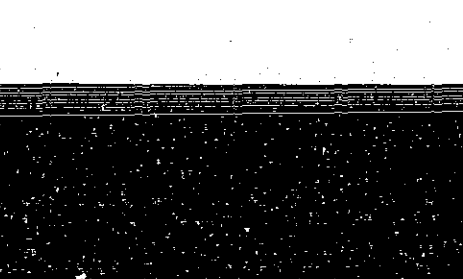
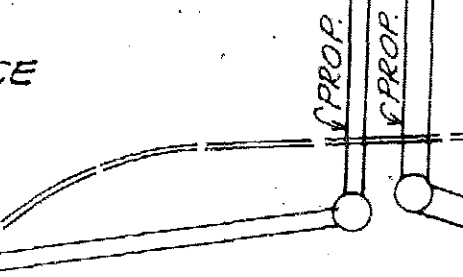
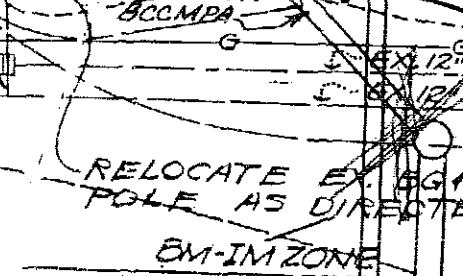
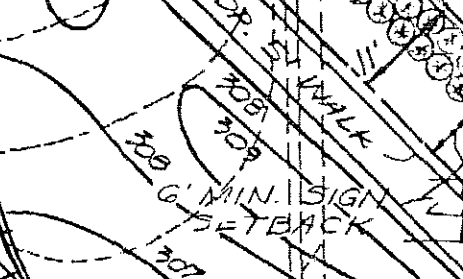
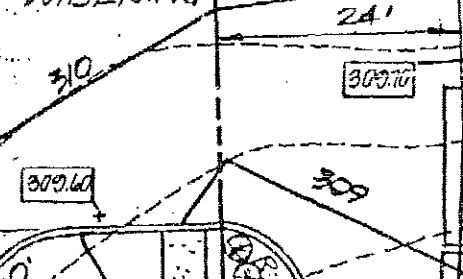
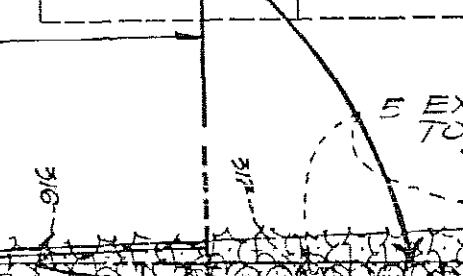
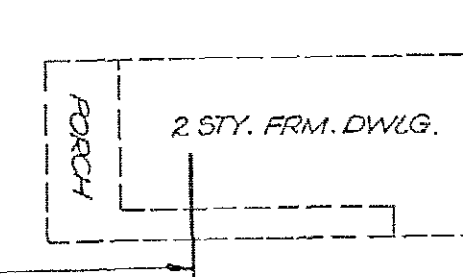
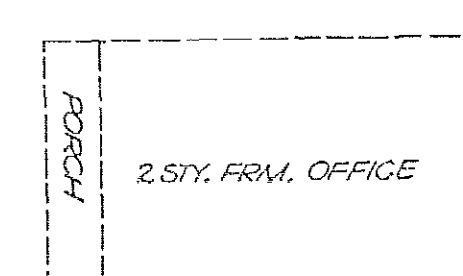
EX. CONC.

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MLR ZONE OFFICE USE

ONE SHAWAN PLACE 6400/0147

PROVIDE EVERGREEN TREES BETWEEN DECIDUOUS TREES IN ACCORDANCE WITH LANDSCAPE PLAN.

EXIST. EVERGREEN SCREENING TO REMAIN

PROPR. 6' HIGH BOARD-ON-BOARD FENCE

PROPR. RETAINING WALL

PROPR. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

PROPR. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

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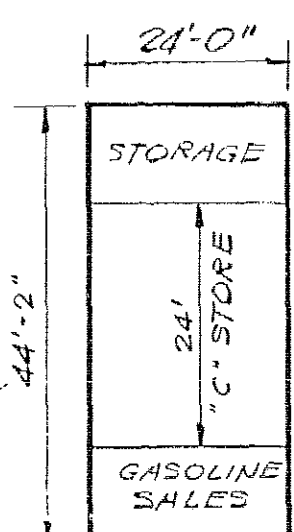
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PROPR. 10'x10' CONC. DUMPSTER PAD WITH 6' HIGH BOARD-ON-BOARD FENCE ENCLOSURE

TYPICAL FLOOR PLAN

NOTE: GROSS AREA IS USED FOR PARKING REQ. "C" STORE AREA IS USED FOR LOT AREA REQ.



LOT AREA REQUIREMENTS (SEC. 405.4-A.1.)

8 FUEL SERVICING PUMPS x 1,500 = 12,000 S.F. (USE 15,000 S.F. MIN.)
CONVENIENCE STORE 24' x 24' x 4' = 2,304 S.F.
TOTAL SITE AREA REQUIRED = 17,304 S.F.
TOTAL SITE AREA PROVIDED = 26,402 S.F. (EXIST.)
" " " " = 18,208 S.F. (ULT.)
" " " " = 90' (MIN.)
LOT WIDTH REQUIRED = 194' (EXIST.)
" " PROVIDED = 160' (ULT.)

SETBACK REQUIREMENTS (SEC. 405.4-A.2.)

MAIN BUILDING = 25' FROM R/W, 60' FROM E
CANOPY = 10' " " 35' " "
GASOLINE PUMP = 15' " " 40' " "
SIGN = 6' " " 31' " "

MINIMUM SETBACKS PROVIDED (MD. RTE. 45)

MAIN BUILDING = 65' FROM R/W, 95' FROM E (EXIST.)
CANOPY = 35' " " 95' " " (ULT.)
" = 60' " " 94' " " (EXIST.)
" = 24' " " 94' " " (ULT.)
GASOLINE PUMP = 66' " " 98' " " (EXIST.)
" = 39' " " 98' " " (ULT.)
SIGN = 33' " " 66' " " (EXIST.)
" = 6' " " 66' " " (ULT.)

LOCATION MAP

SCALE: 1"=1,000'

GENERAL NOTES

1. AREA OF PROPERTY 0.606 AC.± (GROSS) 0.418 AC.± (NET)
2. EXISTING ZONE: BM-1M
3. PROPOSED ZONE: BM-1M WITH SPECIAL EXCEPTION FOR AUTOMOBILE SERVICE STATION & CONVENIENCE STORE AND A VARIANCE FOR THE SIGN AREA
4. EXISTING USE: VACANT (FORMERLY RETAIL)
5. PROPOSED USE: AUTOMOBILE SERVICE STA. (SALES ONLY) & CONVENIENCE STORE
6. LIGHTING SHALL BE A MAXIMUM OF 12' HIGH PERIMETER LIGHTS DIRECTED DOWNWARD INTO THE SITE.
7. LANDSCAPING SHALL BE IN ACCORDANCE WITH FINAL APPROVED LANDSCAPE PLAN.
8. CRB PLAN #80051 FOR THE PROPOSED SERVICE STATION WAS APPROVED ON MARCH 23, 1989 AND WAS GRANTED A PLAN EXTENSION APPROVAL WITH A NEW EXPIRATION DATE OF MARCH 23, 1995.
9. FLOOR AREA RATIO = 0.048 (NET SITE AREA)

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CURB & GUTTER
- PROPOSED BITUMINOUS PAVING
- PROPOSED CONCRETE
- PROPOSED BOARD-ON-BOARD FENCE
- WAITING CARS
- PARKING CARS
- PROPOSED EVERGREEN SHRUB, SCREENING
- PROPOSED MINOR DECIDUOUS TREES
- PROPOSED MAJOR DECIDUOUS TREES
- PROPOSED RETAINING WALL
- PROPOSED CANOPY
- PROPOSED STORMWATER MANAGEMENT
- SIGN LOCATION KEYED TO DETAIL & SCHEMATIC PROFILE

OFF-STREET PARKING:

PARKING REQUIRED @ 5 SPACES PER 1,000 S.F. GROSS FLOOR AREA = 5
PARKING PROVIDED (INCL. 1 H.C.) = 5
MIN. PARKING SPACE 7'6" x 21'
ALL PAVED SURFACES ARE BITUMINOUS OR PORTLAND CEMENT CONCRETE.
ON SITE CURB IS 6" H x 6" W. CONCRETE.

SCREENING SHALL MEET THE REQUIREMENTS OF THE BALTIMORE COUNTY LANDSCAPE MANUAL.

92-505-SPH

PLAT TO ACCOMPANY PETITION FOR SPECIAL HEARING
AMOCO OIL COMPANY
11400 YORK ROAD
ELECT. DIST. NO. 8 BALTIMORE COUNTY, MD.
COUNTY COUNCIL DIST. NO. 3 DATE: APRIL 17, 1992.

PETITIONER'S EXHIBIT No. 1

LANDSCAPE REQUIREMENTS

1. LINEAR FEET OF FRONTAGE = 245 L.F.
2. NO. OF TREES REQUIRED @ 1/20 L.F. = 13
3. 7 MAJOR DECIDUOUS TREES, 6 EVERGREEN TREES OR 6 MINOR DECIDUOUS TREES
4. 6 EXISTING MAJOR DECIDUOUS TREES TO REMAIN AS CREDIT FOR 3 NEW PLANTS
5. 3 NEW MAJOR DECIDUOUS TREES

OWNER/APPLICANT

AMOCO OIL COMPANY
% CHARLES T. BOGDANOWICZ
14520 GREEN RD.
BALDWIN, MD. 21013
592-5914
ACCT. NO. 18-00-002681
DEED REF. 18271/729

SCHEMATIC SIGN PROFILE

NO SCALE

- SIGN NOTES
- IN ADDITION TO THE FREE-STANDING I.D. SIGN DETAILED HEREON, THE FOLLOWING SIGNS ARE INCLUDED ON THE SITE:
- 1. AMOCO - BACK LIT ON CANOPY: 4.5 S.F.
 - 2. FOOD SHOP - BACK LIT ON "C" STORE: 15 S.F.
 - 3. INFORMATIONAL ON CROSS BAR: 48 S.F.

SHAWAN ROAD / PAPER MILL ROAD EXTENSION UNDER CONSTRUCTION

MD. RTE. 45

YORK ROAD

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

MD. RTE. 45

RECEIVED
AUG 21 1992
ZONING COMMISSIONER

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 113, Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Schmidt:

Thank you for your Order dated August 10, 1992 regarding the above-referenced matter. In reviewing the Order, I realized that the Petition for Special Hearing did not request a specific period of time for the extension. As we discussed during our August 14, 1992 telephone conversation, the file should document the 3 year extension granted.

Therefore, I respectfully request that you take such further action as you deem appropriate to document the time period of the extension. If I can be of any assistance, or if you are in need of any additional information, please feel free to contact me.

Sincerely,

G. Scott Barnight

GSB/slr
cc: Sandra Wineinger, Esquire
Charles T. Bogdanowicz, P.E.
Robert Haynie, A.E.
Priscilla C. Caskey, Esquire

PLEASE PRINT CLEARLY

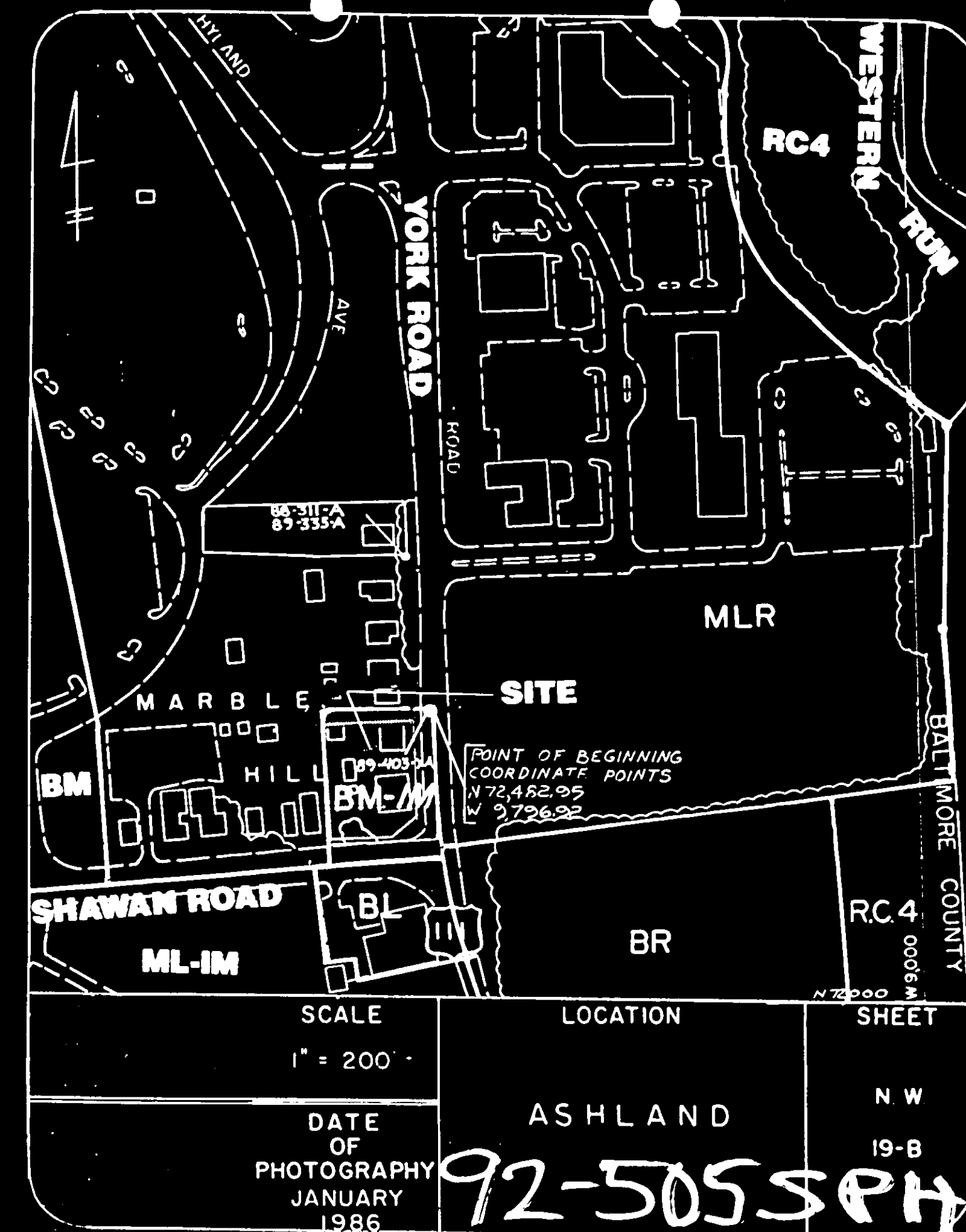
PETITIONER(S) SIGN-IN SHEET

<u>NAME</u>	<u>ADDRESS</u>
CHARLES T. BOGDANSKI WICZ	14520 STEVEN RD 21013
ROBERT HAYNIE	7003 ARION AVE, 21234
WILLIAM HAYNIE	WILLIAM HAYNIE
Scott Bachyt	500 Galt Terrace 210 W. River Ave. Towson 21204

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

	<u>NAME</u>	<u>ADDRESS</u>
Interested Party -	Betty Griffin	11418-11420 York Rd
	SARAH ADAMS	11424 YORK RD
	(-neighbor)	21030



538

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT

BEGINNING FOR THE SAME at a point in the centerline of York Road (Maryland Route 45) and in line with the South side of 20' road or avenue along the first or North 80 degrees 48 minutes 04 seconds West 175.25 foot line of land wh. n by Deed dated June 15, 1978 and recorded among the Land Records of Baltimore County in Liber 5900, page 513 was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran; thence running from said point of beginning and binding along the centerline of York Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 00 degrees 59 minutes 45 seconds East 213.21 feet to a point in line with the former centerline of Shawan Road; thence leaving York Road and binding along said centerline of Shawan Road South 85 degrees 01 minutes 43 seconds West 164.94 feet; thence leaving Shawan Road and binding along the East side of another 20 foot road or avenue North 03 degrees 43 minutes 02 seconds West 220.00 feet to intersect the South side of the beforementioned 20 foot road or avenue; thence binding thereon North 87 degrees 24 minutes 13 seconds East 175.06 feet to the point of beginning; containing 0.844 acres more or less.

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312

538

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT
PAGE 2

BEING all of the land which by the hereinmentioned Deed dated June 15, 1978 and recorded in Liber 5900, page 513, was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran.

9/14/87



538

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: East Date of Posting: July 13, 1992
Posted for: Special Hearing
Petitioner: Amoco Oil Company
Location of property: W/S York Road, N.W. Shawan Road
11400 York Road
Location of Sign: N.W. Corner of Shawan Road and York Road
Remarks: _____
Posted by: S. J. Grata Date of return: July 13, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD., 7/17, 1992

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/14, 1992

THE JEFFERSONIAN,

S. Zake Orlov
Publisher

\$161.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Date: _____ Account: R 001-6150
Number: _____
6/24/92
PUBLIC HEARING FEES: _____
040 SPECIAL HEARING: _____
LAST NAME OF PROPERTY OWNER: _____
Please Make Check Payable To: BALTIMORE COUNTY
BA 0001-51806-05-92
Cashier Validation: _____

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Date: _____ Account: R 001-6150
Number: 92-505
PUBLIC HEARING FEES: _____
040 SPECIAL HEARING: _____
LAST NAME OF PROPERTY OWNER: _____
Please Make Check Payable To: BALTIMORE COUNTY
BA 0001-51806-05-92
Cashier Validation: _____

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: _____

Amoco Oil Company
14520 Green Road
Beltsville, MD 21013

RE: 92-505-SPH (Item 538)
W/S York Road, N.W. Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.
Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is suggested.

Carl J. Jarbo
ARNOLD JARBO
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-505-SPH (Item 538)
W/S York Road, N.W. Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Special Hearing to approve an extension of the period of time authorized for the utilization of a special exception of an automotive service station (409-403-1A)

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner of
Baltimore County

cc: Amoco Oil Company
G. Scott Barhight, Esq.

NOTE: HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 20, 1992

(410) 887-3353

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Item No. 538, Case No. 92-505-SPH
Petitioner: Amoco Oil Company
Petition for Special Hearing

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of June, 1992

Carl J. Jarbo
ARNOLD JARBO
DIRECTOR

Received By: W. Carl Barhight Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Amoco Oil Company, et al
Petitioner's Attorney: G. Scott Barhight

DPW/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/13/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 *NC*
✓ Mark M. Dunn And Darlene Dunn 534 *NC*
DED DEPRM RP STP TE
✓ Philip E. English And Deborah B. English 535 *NC*
DED DEPRM RP STP TE
✓ Clark F. And Ann S. MacKenzie 536 *NC*
DED DEPRM RP STP TE
✓ Charles J. And E. Mae Sinay 537 *NC*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *NC*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *NC*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *NC*
DED DEPRM RP STP TE
✓ W. Claymore And Carol H. Sieck 541 *NC*
DED DEPRM RP STP TE

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: July 8, 1992
SUBJECT: Amoco Oil Company

INFORMATION:
Item Number: 538
Petitioner: Amoco Oil Company
Property Size: 11400 York Road
Zoning: BM-1M
Requested Action: Special Hearing
Hearing Date: 7/1/92

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station.
The Office of Planning and Zoning has no comment on this request so long as this plan is in conformance with the previously approved plan.

Prepared by: *Francis Smiley*
Division Chief: *Eric Myland*
FM:rdn

338.ZAC/ZAC1

RECEIVED
JUL 14 1992
ZONING OFFICE

DPW/Traffic Engineering
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/10/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 *N/C* 7-6-92
✓ Mark M. Dunn And Darlene Dunn 534 *N/C*
DED DEPRM RP STP TE
✓ Philip E. English And Deborah B. English 535 *N/C*
DED DEPRM RP STP TE
✓ Clark F. And Ann S. MacKenzie 536 *N/C*
DED DEPRM RP STP TE
✓ Charles J. And E. Mae Sinay 537 *N/C*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *N/C*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *N/C*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *N/C*
DED DEPRM RP STP TE
W. Claymore And Carol H. Sieck 541 *W/C*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 10

Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/13/92*

Project Name: Clark F. And Ann S. MacKenzie
File Number: 536
Waiver Number: 7-6-92 *W/C*
Zoning Issue: *improving comments*
Meeting Date: *improves*

DED DEPRM RP STP TE
Charles J. And E. Mae Sinay 537 *No comments*
✓ Amoco Oil Company 538 *No comments*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *No comments*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *No comments*
DED DEPRM RP STP TE
W. Claymore And Carol H. Sieck 541 *in process*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

Baltimore County Government
Fire Department
700 East Joppa Road Suite 901
Towson, MD 21204-5500
JULY 13, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AMOCO OIL COMPANY
Location: #11400 YORK ROAD
Item No.: +538 (LJG) Zoning Agenda: JULY 6, 1992

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: *Carl J. [Signature]* Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/REK

RECEIVED
JUL 14 1992
ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature *James A. Kennedy* Date *7/14/92*

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 *No Comments*
✓ Mark M. Dunn And Darlene Dunn 534 *No Comments*
DED DEPRM RP STP TE
✓ Philip E. English And Deborah B. English 535 *No Comments*
DED DEPRM RP STP TE
✓ Clark F. And Ann S. MacKenzie 536 *No Comments*
DED DEPRM RP STP TE
✓ Charles J. And E. Mae Sinay 537 *No Comments*
DED DEPRM RP STP TE
✓ Amoco Oil Company 538 *No Comments*
DED DEPRM RP STP TE
✓ John And Judy Hasler 539 *No Comments*
DED DEPRM RP STP TE
✓ Paul J. And Marlene A. Leono 540 *No Comments*
DED DEPRM RP STP TE
✓ W. Claymore And Carol H. Sieck 541 *No Comments*
DED DEPRM RP STP TE

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 361-4400

WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000
FAX: 301-832-2015

G. SCOTT BARHIGHT
DIRECT NUMBER
301-832-2000

October 14, 1992

DELIVERY BY HAND
Mr. Arnold F. Keller, III
Deputy Director
Office of Planning & Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding Issue No. 3-141.

The subject property needs to be downzoned from MLR to BM-1M in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and CDS to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shavan Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to BM-1M provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shavan Roads, as follows:

1. The exterior the convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shavan Roads.

RECEIVED
OCT 14 1992
OFFICE OF
PLANNING & ZONING

Mr. Arnold F. Keller, III
October 14, 1992
Page 2

2. The treatment of the retaining wall parallel to York Road at the western end of the site shall be compatible in color, material and texture with the existing exterior materials utilized by the shopping center at the southeastern intersection of York and Shavan Roads;

3. The landscaping for the site shall be of the same quality as the "final landscape plan" approved for the construction of an Amoco "gas 'n' go" and convenience store facility at York and Shavan Roads.

Thank you for your cooperation and attention to this matter. Amoco is very pleased that we have been able to reach this agreement. Should you have any questions or comments, please feel free to contact me.

Sincerely,
G. Scott Barhight

GSB/slr
cc: The Honorable C.A. Dutch Ruppersberger
P. David Fields, Director, Office of Planning and Zoning
Mr. Charles T. Bogdanowicz, P.E.
Sandra Wineinger, Esquire
Mr. Robert L. Haynie
Priscilla C. Caskey, Esquire

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
410-832-2000
FAX 410-832-2015
August 17, 1992

The Honorable Lawrence E. Schmidt
Zoning Commissioner for Baltimore County
Office of Planning and Zoning
Suite 115, Court House
400 Washington Avenue
Towson, Maryland 21204

Re: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Schmidt:

Thank you for your Order dated August 10, 1992 regarding the above-referenced matter. In reviewing the Order, I realized that the Petition for Special Hearing did not request a specific period of time for the extension. As we discussed during our August 14, 1992 telephone conversation, the file should document the 3 year extension granted.

Therefore, I respectfully request that you take such further action as you deem appropriate to document the time period of the extension. If I can be of any assistance, or if you are in need of any additional information, please feel free to contact me.

Sincerely,
G. Scott Barhight
G. Scott Barhight

GSB/slr
cc: Sandra Wineinger, Esquire
Charles T. Bogdanowicz, P.E.
Robert Haynie, A.E.
Priscilla C. Caskey, Esquire

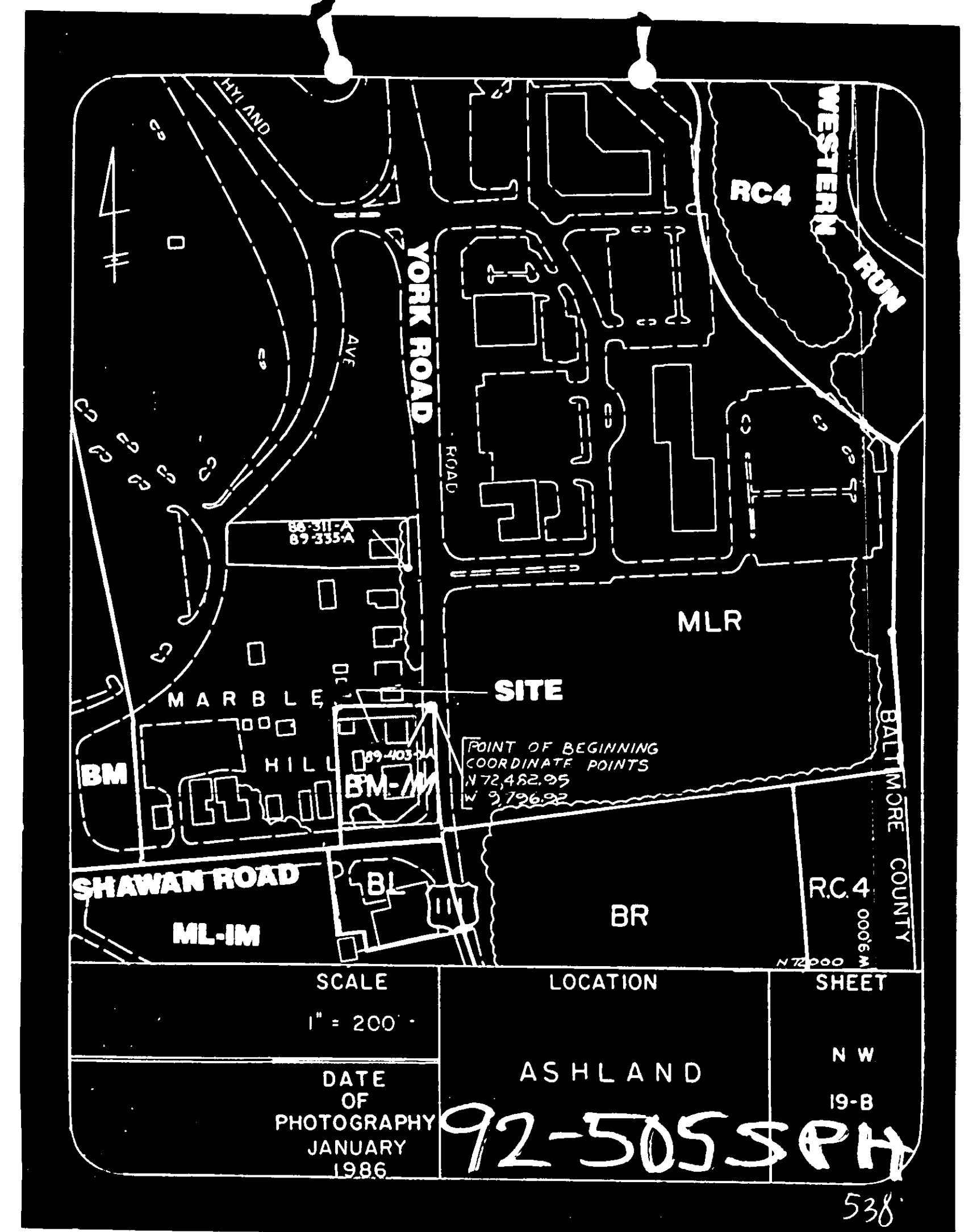


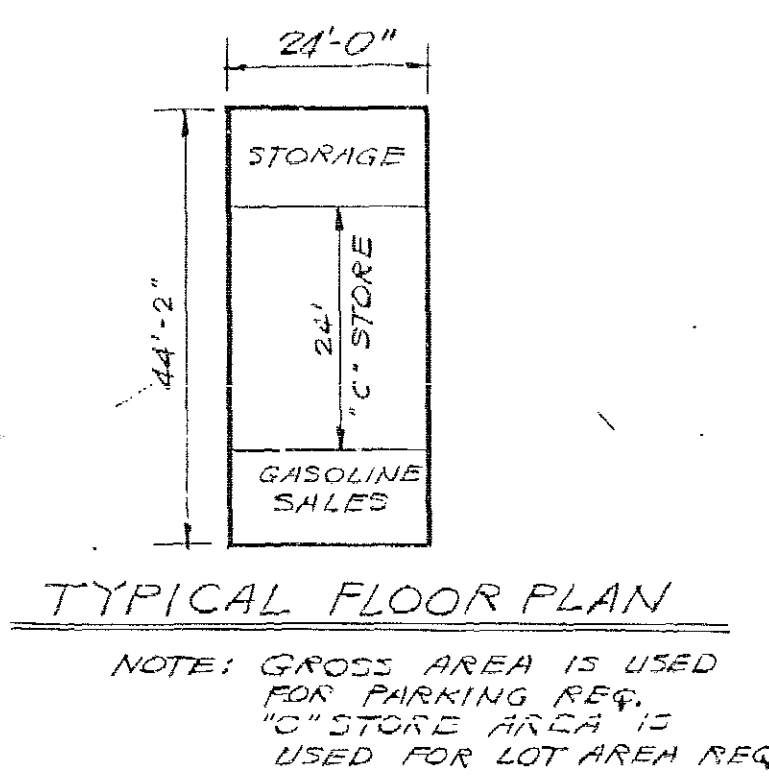
PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
CHARLES T. BOGDANOWICZ	14520 GREEN RD 21013
ROBERT HAYNIE	7003 ARION AVE 21234
SCOTT BARHIGHT	500 GUT TOWERS
SCOTT BARHIGHT	500 Gut Towers, 210 W. Pen. Av., Towson 21204

PLEASE PRINT CLEARLY PROTESTANT(S) SIGN-IN SHEET

NAME	ADDRESS
Bethy Griffin	11415-11420 York Rd
SARAH ADAMS	11424 YORK RD 41030
(neighbor)	





LOT AREA REQUIREMENTS (SEC. 405.4-A.1.)

B FUEL SERVICING PUMPS x 1,500 = 12,000 S.F. (USE 15,000 S.F. MIN.)
CONVENIENCE STORE 28' x 24' x 4' = 2,592 S.F.
" " " " = 17,404 S.F.
TOTAL SITE AREA REQUIRED = 66,402 S.F. (EXIST.)
TOTAL SITE AREA PROVIDED " " = 18,208 S.F. (ULT.)

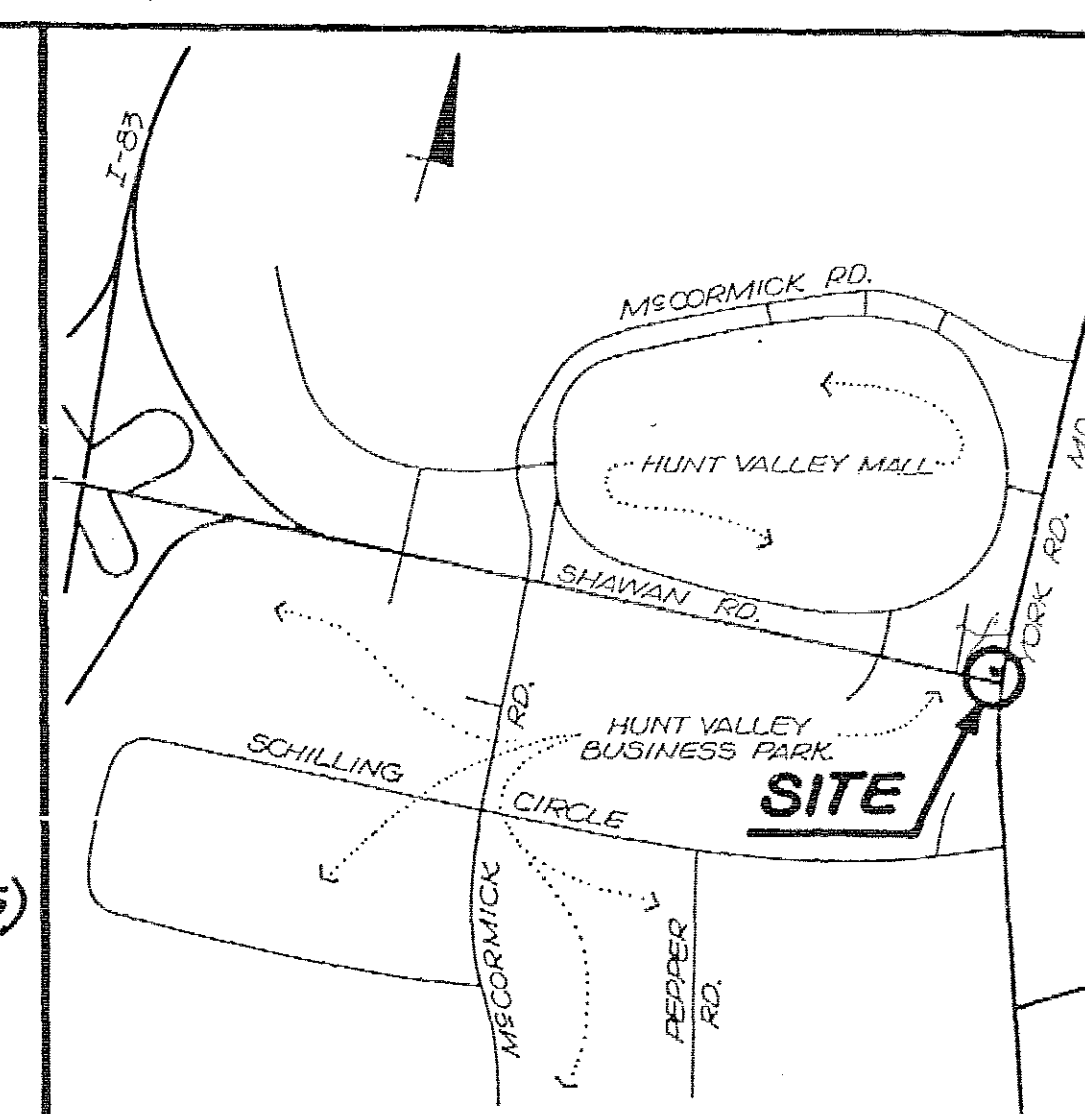
LOT WIDTH REQUIRED " " = 90' (MIN.)
" " PROVIDED " " = 194' (EXIST.)
" " " " = 160' (ULT.)

SETBACK REQUIREMENTS (SEC. 405.4-A.2.)

MAIN BUILDING = 35' FROM R/W, 60' FROM E
CANOPY = 10' " " 35' " "
GASOLINE PUMP = 15' " " 40' " "
SIGN = 6' " " 31' " "

MINIMUM SETBACKS PROVIDED (MD.RTE.45)

MAIN BUILDING	=	65' FROM R/W,	98' FROM E (EXIST)
"	=	38' "	93' " (ULT.)
CANOPY	=	60' "	94' " (EXIST)
"	=	24' "	94' " (ULT.)
GASOLINE PUMP	=	66' "	98' " (EXIST)
"	=	30' "	98' " (ULT.)
SIGN	=	33' "	66' " (EX/ST.)
"	=	6' "	66' " (ULT.)



LOCATION MAP

SCALE: 1" = 1,000'

GENERAL NOTES

1. AREA OF PROPERTY: 0.606 AC± (GROSS)
0.418 AC± (NET)
2. EXISTING ZONE: BM-1M
3. PROPOSED ZONE: CM-1M WITH SPECIAL
ALLOWANCE FOR
AUTOMOBILE SERVICE
STATION & CONVENIENCE
STORE AND A VARIANCE
FOR THE SIGN AREA
4. EXISTING USE: VACANT (FORMERLY RETAIL)
5. PROPOSED USE: AUTOMOBILE SERVICE STA.
(SHALL ONLY) & CONVENIENCE
STORE
6. LIGHTING SHALL BE A MAXIMUM OF 12' HIGH
PERIMETER LIGHTS DIRECTED DOWNWARD
INTO THE SITE.
7. LANDSCAPING SHALL BE IN ACCORDANCE
WITH FINAL APPROVED LANDSCAPE PLAN.
8. CRG. PLAN # 89051 FOR THE PROPOSED SERVICE
STATION WAS APPROVED ON MARCH 23, 1989
AND WAS GRANTED A PLAN EXTENSION
APPROVAL WITH A NEW EXPIRATION DATE OF
MARCH 23, 1995.
9. FLOOR AREA RATIO = 0.048 (NET SITE AREA)

LEGEND

-

OFF-STREET PARKING:

PARKING REQUIRED @ 5 SPACES PER
1000 S.F. GROSS FLOOR AREA = 5
PARKING PROVIDED (INCL. 1 A.C.) = 5
MIN. PARKING SPACE 7'1/2' x 21'
ALL PAVED SURFACES ARE BITUMINOUS OR
PORTLAND CEMENT CONCRETE.
ON SITE CURB IS 6" H x 6" W. CONCRETE.

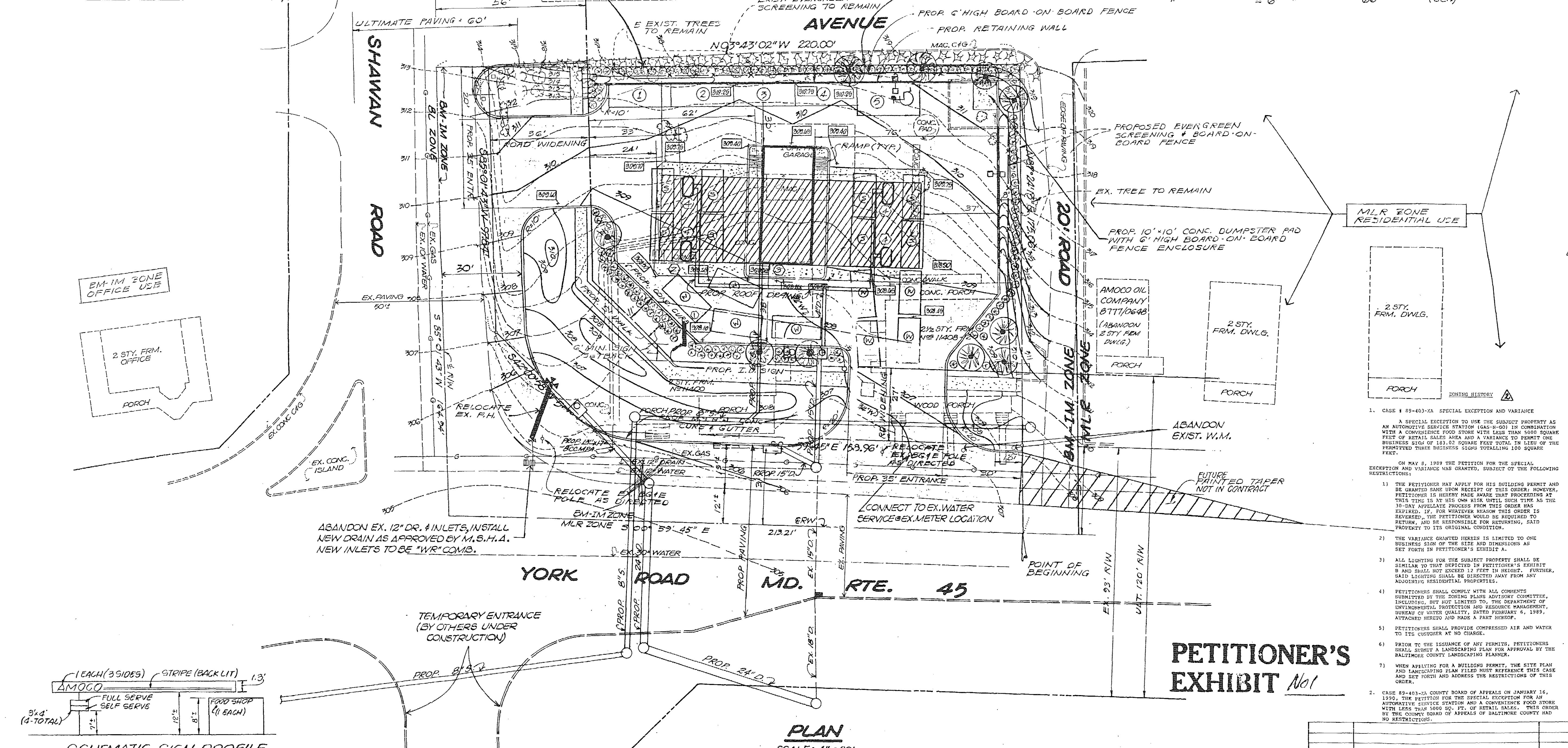
SCREENING SHALL MEET THE REQUIREMENTS
OF THE BALTIMORE COUNTY LANDSCAPE
MANUAL.

07 EAECDH

92-505-SFH 538

**PLAT TO ACCOMPANY
PETITION FOR
SPECIAL HEARING
AMOCO OIL COMPANY
11400 YORK ROAD
ELECT. DIST. #98 BALTIMORE COUNTY, MD.
COUNTY COUNCIL DIST. #103 DATE: APRIL 17, 1972**

№ 8756



**PETITIONER'S
EXHIBIT** *No 1*

LANDSCAPE REQUIREMENTS

1. LINEAR FEET OF FRONTAGE = 245 L.F.
2. NO OF TREES REQUIRED @ 1/20 L.F. = 13
 7 MAJOR DECIDUOUS TREES,
 6 EVERGREEN TREES OR 6 MINOR DECIDUOUS TREES
3. EXISTING MAJOR DECIDUOUS TO REMAIN AS CREDIT
 FOR 3 NEW PLANTS
4. 6 NEW MINOR DECIDUOUS TREES
5. 3 NEW MAJOR DECIDUOUS TREES

OWNER/APPLICANT

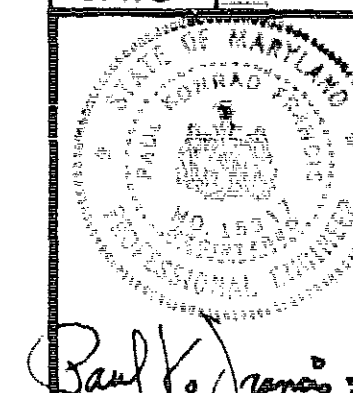
AMOCO OIL COMPANY
96 CHARLES T. BOGDANOWICZ
14520 GREEN RD.
BALDWIN MD, 21013
592-5914
ACCT. N° 18--00-002681
DEED REF 7827/729

SIGN NOTES

- IN ADDITION TO THE FREE STANDING I.D. SIGN DETAILED HEREON, THE FOLLOWING SIGNS ARE INCLUDED ON THE SITE.
- ② = AMOCO - BACK LIT ON CANOPY - 4.5 S.F.
 - ③ = FOOD SHOP - BACK LIT ON "C" STORE - 15 S.F.
 - ④ = INFORMATIONAL ON CROSS BAR - 48 S.F.

NO RESTRICTIONS.			
04-17-92	PLAN EXTENSION APPROVAL		C.D.P.
01-05-90	INTO AGREE W/CRG		
DATE	REVISION		BY

PREPARED BY :



APR
APR ASSOCIATES, INC.

7427 Harford Road • Baltimore, Maryland 21236 • (301) 444-

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shewan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

AMENDED FINDINGS OF FACT AND CONCLUSIONS OF LAW

The above captioned matter originally came before the Zoning Commissioner as a Petition for Special Hearing seeking an extension of the period of time authorized for the utilization of a special exception. The special exception was originally granted in case No. 89-403-XA. By my Order in the within case, the Special Hearing was likewise granted, thereby authorizing an extension of the special exception.

Following the issuance of my Order on August 10, 1992, counsel for the Petitioner advised that the Petition had erroneously not designated a specific time frame for the requested extension. Further, a review of my Order reveals that there is no time frame for said extension therein. In accordance with the Baltimore County Zoning Regulations (B.C.Z.R.), the Petition for Special Hearing may be extended for a period not to exceed three (3) years. The evidence and testimony presented was that an extension of that length is warranted. Therefore, my Order shall be amended to reflect that length of said extension.

NOW, THEREFORE, it is ordered by the Zoning Commissioner for Baltimore County this 27th day of August 1992 that the Order rendered on August 10, 1992 in this case be and is hereby amended to approve the extension of the time authorized for the utilization of the special

exception for an automotive service station granted in case No. 89-403-XA for a period of three (3) years from the date of said Order; and,

IT IS FURTHER ORDERED that the terms of the Findings of Fact and Conclusions of Law and Order issued on August 10, 1992 are hereby readopted and incorporated herein as if fully set forth; and,

IT IS FURTHER ORDERED that any appeal from this Amended Order must be filed within thirty days from the date hereof in accordance with the applicable provisions of law.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 27, 1992

Scott Barhight, Esquire
Whiteford, Taylor and Preston
500 Court Towers
210 West Pennsylvania Avenue
Towson, Maryland 21204-4515

RE: Petition for Special Hearing
Case No. 92-505-SPH
Amoco Oil Company

Dear Mr. Barhight:

In response to your letter dated August 17, 1992, please find enclosed my Amended Order. This Order reflects that the extension of the requested special exception shall be for a period of three years from the date of my initial Order. Therefore, I believe this resolves your concerns and corrects the omission within the Petition and my prior decision.

Please call me if you have any questions regarding this matter.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn
att.

IN RE: PETITION FOR SPECIAL HEARING * BEFORE THE
W/S York Road, NMC Shewan * ZONING COMMISSIONER
Road * OF BALTIMORE COUNTY
11400 York Road *
8th Election District * CASE # 92-505-SPH
3rd Councilmanic District *
Amoco Oil Company *
Petitioner *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a Petition for Special Hearing, for that property located at 11400 York Road in the Hunt Valley area of Baltimore County. By its Petition, the property owner, Amoco Oil Company, seeks an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA. Said extension is permitted, pursuant to Section 502.3 of the Baltimore County Zoning Regulations (B.C.Z.R.).

Amoco Oil Company, the Petitioner, by its representative Charles T. Bogdanowicz, appeared at the hearing and was represented by G. Scott Barhight, Esquire. Also appearing was Robert Haney, who prepared Petitioner's Exhibit No. 1, the site plan to accompany the Petition.

Appearing as interested parties/Protestants were two neighbors of the subject site. They were Betty Griffin, who owns property immediately next door and Sarah Adams who owns a parcel of land next to the Griffin tract.

Evidence and testimony presented was that the Petitioner originally came before this office in 1989 under a Petition for Special Exception for an automotive service station. The special exception was granted by then Deputy Zoning Commissioner Ann Nastarowicz, under case No. 89-403-XA. An appeal of that decision was timely filed and the matter came before the

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

County Board of Appeals. Again, approval of the Petition granted. Subsequent appeals to the Circuit Court of Maryland for Baltimore County and the Court of Special Appeals of Maryland resulted in an affirmation of the approval of the Petition.

Further testimony was that, partly as a result of the duration of these appeals, construction had not commenced. The Petitioner also noted that additional engineering and site plan work was necessary and that all of these factors combined to delay the development of the subject site. Specifically, the Petitioner noted the potential widening of the York Road and Shewan Road right-of-ways by the State Highway Administration, as well as alteration of the storm water management and sewer extensions for this site. These factors, some of which remain unresolved, have delayed the Petitioner's development of the property.

In presenting the plan, it is noted that same is identical to the previously approved plan, except for several minor changes. These include; (1) the revised sewer extension hookup which will serve the subject site; (2) the revised storm water system which shows a tie-in to the existing system in York Road; (3) the addition of a zoning history comment outlining the Board of Appeals' findings in case No. 89-403-XA and (4) the additional note indicating C.R.G. approval.

In considering the request before me, it is to be noted that the subject Petition seeks only an extension of the special exception previously approved. No additional construction or alteration of the original site plan is proposed except as set forth above. The original special exception approval will expire on September 25, 1992 unless utilized or extended, pursuant to Section 502.3 of the B.C.Z.R. In my view, the Petitioner has met his burden to justify an extension of the special exception. The re-

sons offered by the Petitioner to justify the extension are well founded and largely based on considerations beyond its control. In my view, the special hearing should be granted and I will so order.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the Petition for Special Hearing should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner of Baltimore County this 10th day of August 1992 that, pursuant to the Petition for Special Hearing, approval of an extension of the period of time authorized for the utilization of the special exception for an automotive service station granted in case No. 89-403-XA, and under Section 502.3 of the B.C.Z.R., in accordance with Petitioner's Exhibit No. 1, be and is hereby GRANTED.

1. The Petitioner is hereby made aware that proceeding at this time is at its own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original condition.

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

LES:mmn

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

-3-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

August 7, 1992

G. Scott Barhight, Esquire
Whiteford, Taylor and Preston
210 W. Pennsylvania Avenue
Court Towers
Towson, Maryland 21204

RE: Petition for Special Hearing
Amoco Oil Company, Petitioner
Case No. 92-505-SPH

Dear Mr. Barhight:

Enclosed please find a copy of the decision rendered in the above captioned matter. The Petition for Special Hearing has been granted.

In the event any party finds the decision rendered unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn
encl.
cc: Ms. Bette Griffin
Ms. Sarah Adams



Petition for Special Hearing
to the Zoning Commissioner of Baltimore County
for the property located at 11400 York Road, Baltimore County, MD
which is presently zoned BM-IM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve.

An extension of the period of time authorized for the utilization of a Special Exception for an automotive service station (89-403-XA) pursuant to Section 502.3.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

AMOCO OIL COMPANY

By: *Charles T. Bogdanowicz*

Signature

Address

City State Zipcode

Signature

14520 Green Road

Baldwin, MD 21013

City State Zipcode

Name, address and phone number of legal owner, contract purchaser or representative to be contacted

G. Scott Barhight, Esquire

Whiteford, Taylor & Preston

210 W. Pennsylvania Ave., Suite 500

Towson, MD 21204 (410) 832-2000

ESTIMATED LENGTH OF HEARING

minutes for hearing

All the following date: 8/27/92 Start Time: 1:00 PM

RECEIVED BY: 6 DATE: 8/27/92

ORDER RECEIVED FOR FILING
Date 8/27/92
By Dr. Hark

538

92-505-SPH

538
APR
APR ASSOCIATES, INC.
REGISTERED PROFESSIONAL
Alexander P. Rapp, Prof. L.S.
Richard J. Tamm, P.E.
Kurt A. Gable, P.E.
Paul A. Hagan
Edward F. Chesapeake Prop. L.S.
Robert L. Hagan

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT

BEGINNING FOR THE SAME at a point in the centerline of York Road (Maryland Route 45) and in line with the South side of 20' road or avenue along the first or North 80 degrees 48 minutes 04 seconds West 175.25 foot line of land which by Deed dated June 15, 1978 and recorded among the Land Records of Baltimore County in Liber 5900, page 513 was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran; thence running from said point of beginning and binding along the centerline of York Road, referring all courses to the True Meridian as established for the Baltimore County Metropolitan District, South 00 degrees 59 minutes 45 seconds East 213.21 feet to a point in line with the former centerline of Shawan Road; thence leaving York Road and binding along said centerline of Shawan Road South 85 degrees 01 minutes 43 seconds West 164.94 feet; thence leaving Shawan Road and binding along the East side of another 20 foot road or avenue North 03 degrees 43 minutes 02 seconds West 220.00 feet to intersect the South side of the beforementioned 20 foot road or avenue; thence binding thereon North 87 degrees 24 minutes 13 seconds East 175.06 feet to the point of beginning; containing 0.844 acres more or less.

7427 Harford Road
Baltimore, Maryland 21234
(301) 444-4312

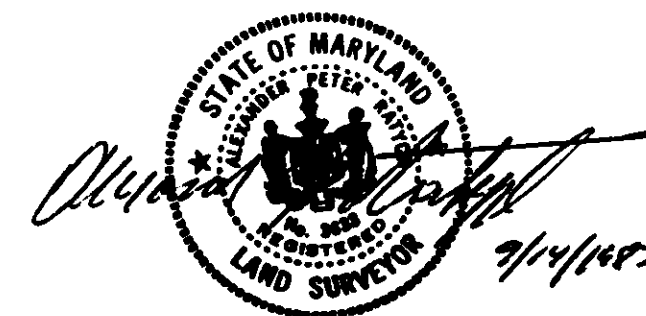
538

92-505-SPH
538

AMOCO OIL COMPANY
DESCRIPTION OF PROPERTY
YORK ROAD AND SHAWAN ROAD
8TH ELECTION DISTRICT
PAGE 2

BEING all of the land which by the hereinmentioned Deed dated June 15, 1978 and recorded in Liber 5900, page 513, was conveyed by Lawrence D. Pinkner and Roberta A. Pinkner to Stefani Cochran.

9/14/87



538

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: South Date of Posting: July 13, 1992
Posted for: Special Hearing
Petitioner: Amoco Oil Company
Location of property: W/S York Road, NWC Shawan Road
11400 York Road
Location of Sign: NW Corner of Shawan Road and York Road
Remarks:
Posted by: S. J. Arata Date of return: July 17, 1992
Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 7/17, 1992

THIS IS TO CERTIFY that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 7/16, 1992

THE JEFFERSONIAN,

S. Zake Olson
Publisher

\$161.53

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/24/92 Account: R 001-6150
Number:
PUBLIC HEARING FEE: 1 FEE: 1
040 SPECIAL HEARING CHARGE: 1 FEE: 1
LAST NAME OF OWNER: AMOCO FEE: 1

Please Make Checks Payable To: Baltimore County
BA 000151PAC-23-92

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt

Date: 6/24/92 Account: R 001-6150
Number:
PUBLIC HEARING FEE: 1 FEE: 1
040 SPECIAL HEARING CHARGE: 1 FEE: 1
LAST NAME OF OWNER: AMOCO FEE: 1

BA 000151PAC-23-92
Please Make Checks Payable To: Baltimore County

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

DATE: _____

Amoco Oil Company
14520 Green Road
Baldwin, MD 21013

RE:

92-505-SPH (Item 538)
W/S York Road, NWC Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Dear Petitioner(s):

Please be advised that \$ 61.93 is due for advertising and posting of the above captioned property and hearing date.

THIS FEE MUST BE PAID AND THE ZONING SIGN & POST SET(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT ISSUE. DO NOT REMOVE THE SIGN & POST SET(S) FROM THE PROPERTY UNTIL THE DAY OF THE HEARING.

Please forward your check via return mail to the Zoning Office, County Office Building, 111 W. Chesapeake Avenue, Room 109, Towson, Maryland 21204. Place the case number on the check and make same payable to Baltimore County, Maryland. In order to avoid delay of the issuance of proper credit and/or your order, immediate attention to this matter is requested.

Carl J. Jahn

ARNOLD JABLON
DIRECTOR

cc: G. Scott Barhight, Esq.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

JULY 6, 1992

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

92-505-SPH (Item 538)
W/S York Road, NWC Shawan Road
11400 York Road
8th Election District - 3rd Councilmanic
Petitioner(s): Amoco Oil Company
HEARING: TUESDAY, AUGUST 4, 1992 at 10:00 a.m. in Rm. 118, Courthouse.

Special Hearing to approve an extension of the period of time authorized for the utilization of a special exception of an automotive service station (889-603-1A)

Lawrence E. Schick
Lawrence E. Schick

Zoning Commissioner of
Baltimore County

cc: Amoco Oil Company
G. Scott Barhight, Esq.

NOTE: HEARINGS ARE UNRECORDED PROCEEDINGS; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

July 20, 1992

(410) 887-3353

G. Scott Barhight, Esquire
Whiteford, Taylor & Preston
210 W. Pennsylvania Avenue, Suite 500
Towson, MD 21204

RE: Item No. 538, Case No. 92-505-SPH
Petitioner: Amoco Oil Company
Petition for Special Hearing

Dear Mr. Barhight:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

Your petition has been received and accepted for filing this 25th day of June, 1992

Carl J. Jahn
ARNOLD JABLON
DIRECTOR

Received By:

W. Carl Richards Jr.
Chairman,
Zoning Plans Advisory Committee

Petitioner: Amoco Oil Company, et al
Petitioner's Attorney: G. Scott Barhight

7/14/92
7/10/92
DPM/Developers Engineering Division (Public Services)
Development Review Committee Response Form
Authorized signature _____ Date 7/13/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
Baltimore County - Southwestern Bell Mobile Systems
DED STP 533 6-29-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 7-6-92 NC
✓ Mark M. Dunn And Darlene Dunn 534 NC
✓ Philip E. English And Deborah B. English 535 NC
✓ Clark F. And Ann S. MacKenzie 536 NC
✓ Charles J. And E. Mae Sinay 537 NC
✓ Amoco Oil Company 538 NC
✓ John And Judy Hasler 539 NC
✓ Paul J. And Marlene A. Leono 540 NC
✓ W. Claymore And Carol H. Sieck 541 NC

BALTIMORE COUNTY, MARYLAND
OFFICE OF PLANNING AND ZONING
New Courts Bldg - 401 Bosley Avenue, Towson, MD 21204

MEMORANDUM
TO: Arnold Jablon, Director
Zoning Administration & Development Management
FROM: Office of Planning and Zoning
DATE: July 8, 1992
SUBJECT: Amoco Oil Company

INFORMATION:
Item Number: 538
Petitioner: Amoco Oil Company
Property Size: 11400 York Road
Zoning: RM-1M
Requested Action: Special Hearing
Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:
The petitioner is requesting an extension of the period of time authorized for the utilization of a Special Exception for an automotive service station.
The Office of Planning and Zoning has no comment on this request so long as this plan is in conformance with the previously approved plan.
Prepared by: Francis Marney
Division Chief: Eric McDaniel
PM:dm

538.ZAC/ZAC1

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JUL 14 1992
ZONING OFFICE

7/14/92
07/10/92
DPM/Traffic Engineering
Development Review Committee Response Form
Authorized signature _____ Date 7/10/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 N/C 7-6-92
✓ Mark M. Dunn And Darlene Dunn 534 N/C
✓ Philip E. English And Deborah B. English 535 N/C
✓ Clark F. And Ann S. MacKenzie 536 N/C
✓ Charles J. And E. Mae Sinay 537 N/C
✓ Amoco Oil Company 538 N/C
✓ John And Judy Hasler 539 N/C
✓ Paul J. And Marlene A. Leono 540 N/C
✓ W. Claymore And Carol H. Sieck 541 W/C

COUNT 9
FINAL TOTALS
COUNT 10

07/10/92
Department of Environmental Protection & Resource Management
Development Review Committee Response Form
Authorized signature _____ Date 7/13/92

Project Name: Clark F. And Ann S. MacKenzie
File Number: DED DEPRM RP STP TE
Waiver Number: 536
Zoning Issue: 7-6-92 W/C
Meeting Date: Improves
Charles J. And E. Mae Sinay 537
Amoco Oil Company 538
John And Judy Hasler 539
Paul J. And Marlene A. Leono 540
W. Claymore And Carol H. Sieck 541
No Comments
m prows

COUNT 9
FINAL TOTALS
COUNT 17
*** END OF REPORT ***

Baltimore County Government
Fire Department
7/14/92 6:10-92
700 East Joppa Road, Suite 901
Towson, MD 21204-5500
JULY 13, 1992
(410) 887-4500

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204

RE: Property Owner: AMOCO OIL COMPANY
Location: #11400 YORK ROAD
Item No.: +538 (LJC) Zoning Agenda: JULY 6, 1992

Gentlemen:
Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.
5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code", 1988 edition prior to occupancy.

REVIEWER: _____ Noted and Approved
Planning Group Fire Prevention Bureau
Special Inspection Division

JP/KEK

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ZONING OFFICE

Department of Recreation and Parks
Development Review Committee Response Form
Authorized signature _____ Date 7/14/92

Project Name: Stonegate at Patapsco (Aerial Property)
File Number: 90476
Waiver Number: ZON DED
Zoning Issue: TE (Waiting for developer to submit plans first)
Meeting Date: 6-1-92

COUNT 1
✓ Ralph P. And Dianne L. Stern And Karen And Linda Forrester 528 No Comments
✓ Mark M. Dunn And Darlene Dunn 534 No Comments
✓ Philip E. English And Deborah B. English 535 No Comments
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✓ Charles J. And E. Mae Sinay 537 No Comments
✓ Amoco Oil Company 538 No Comments
✓ John And Judy Hasler 539 No Comments
✓ Paul J. And Marlene A. Leono 540 No Comments
✓ W. Claymore And Carol H. Sieck 541 No Comments

COUNT 9
FINAL TOTALS
COUNT 9
*** END OF REPORT ***

7/14/92
42-505
S.E. P112
A. & Zoning
OFFICE

LAW OFFICES
WHITEFORD, TAYLOR & PRESTON
500 COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-4515
301-832-2000
FAX: 301-832-2015

SEVEN SAINT PAUL STREET
BALTIMORE, MARYLAND 21202
TELEPHONE 301-341-0100

G. SCOTT BARNHIGHT
DIRECT NUMBER
301-832-2015

October 14, 1992

DELIVERY BY HAND
Mr. Arnold F. Keller, III
Deputy Director
Office of Planning & Zoning
Courts Building
401 Bosley Avenue
Towson, Maryland 21204

Re: Issue No. 3-141; 11416 York Road

Dear Pat:

As you are aware, this office represents the Amoco Oil Company regarding their request for zoning change at the above-referenced property. This letter is to confirm our agreement regarding issue No. 3-141.

The subject property needs to be downzoned from MLR to RM-1M in order to permit the inclusion of the subject property in the previously approved service station special exception. Amoco may modify the existing special exception and C&G to include an automatic car wash on the subject parcel as a part of the development of the northwestern corner of York and Shavan Roads.

The Office of Planning & Zoning is willing to recommend that the property's zoning be changed from MLR to RM-1M provided that Amoco Oil Company agrees, in the event it constructs a service station at the northwest intersection of York and Shavan Roads, as follows:

1. The exterior the convenience store, car wash and columns supporting the canopy shall be of a color, material and texture compatible with the existing exterior materials utilized at the shopping center situated at the southeastern intersection of York and Shavan Roads;

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OFFICE OF
PLANNING & ZONING

Mr. Arnold F. Keller, III
October 14, 1992
Page 2

2. The treatment of the retaining wall parallel to York Road at the western end of the site shall be compatible in color, material and texture with the existing exterior materials utilized by the shopping center at the southeastern intersection of York and Shavan Roads;

3. The landscaping for the site shall be of the same quality as the "final landscape plan" approved for the construction of an Amoco "gas 'n' go" and convenience store facility at York and Shavan Roads.

Thank you for your cooperation and attention to this matter. Amoco is very pleased that we have been able to reach this agreement. Should you have any questions or comments, please feel free to contact me.

Sincerely,
G. Scott Barnhight

GSB/slr
cc: The Honorable C.A. Dutch Ruppersberger
P. David Fields, Director, Office of Planning and Zoning
Mr. Charles T. Bogdanowicz, P.E.
Sandra Wineinger, Esquire
Mr. Robert L. Haynie
Priscilla C. Caskey, Esquire